

Melton East

PSP 2.0

Precinct Structure Plan

Wurundjeri Woi Wurrung Country

March 2025

PUBLIC CONSULTATION

ACKNOWLEDGMENT OF COUNTRY

The Victorian Planning Authority proudly acknowledges Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

We acknowledge Aboriginal people as Australia's first peoples 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, working towards the equality of outcomes and ensuring an equal voice.

The Melton East PSP is located on the traditional lands of the Wurundjeri People, who form part of the five clans of the Kulin Nation. The Wurundjeri People are represented by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation (WWCHAC).

We acknowledge the Wurundjeri People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.

We acknowledge the Wurundjeri Woi Wurrung people as the Traditional Owners of the land to which the Precinct Structure plan applies.

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We acknowledge the Wurundjeri People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.

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1 CONTEXT

1.1 How to read this document

The precinct structure plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone (Clause 37.07 of the Melton Planning Scheme), or any other provision of the Melton Planning Scheme that references this PSP.

Part 1: Context

Part 1 contains the contextual overview of the PSP document and the function of individual components as well as infrastructure contributions required to deliver the precinct.

Part 2: PSP outcomes

Part 2 contains the outcomes this PSP is seeking to achieve.

A planning application and subsequent planning permit must implement the outcomes of the PSP.

The outcomes are expressed as:

- The **Vision** - the overarching unique place-based outcome intended for this PSP.
- The **Purpose** - how the PSP will facilitate the vision for the precinct.
- The **Place-based Plan** - outlines the intended urban structure for the precinct.

Part 3: Implementation

Part 3 contains the strategic land use context and place-making elements to be implemented for the precinct and responds to each of the seven 20-minute neighbourhood **hallmarks**.

Each hallmark is implemented according to the following sub-structure:

- **PSP objectives:** The PSP identifies a set of place-based objectives to achieve the vision and purpose for the precinct. These provide the guidance required to achieve the specific outcomes sought for each of the seven hallmarks within the precinct. A responsible authority may consider alternative strategies to achieve the vision and objectives. Alternative strategies must demonstrate how they will achieve the vision and objectives of the PSP.
- **PSP implementation and delivery:** The PSP provides guidance in the form of plans, tables and diagrams to help with interpretation and implementation of the requirements and guidelines.
- **Place-based requirements:** PSP 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 the structure plan. A requirement may reference a plan, table or figure in the structure plan.
- **Place-based guidelines:** The PSP Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. The responsible authority may consider an alternative to a guideline if it is satisfied that an application for an alternative, implements the outcomes. A guideline may include or reference a plan, table or figure in the PSP.

Any objective, requirement or guideline applies to the whole PSP, and not just to the Hallmark under which it is nested. Meeting these requirements and guidelines will implement the vision, purpose and objectives of the PSP.

Part 4: Appendices

Part 4 contains the technical and administrative information required to support the implementation of the strategic land use context and place-making elements of the PSP. It includes tables, plans, diagrams and definitions. These include:

- Precinct infrastructure plan and table.
- Summary land use budget and property-specific land use budget.
- Cross-sections.
- Activity centre performance requirements & guidelines.
- Various concept plans (e.g., activity centre, Biodiversity Conservation Strategy [BCS] conservation area, etc).
- Glossary of terms.

Not every aspect of land use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion. The *Generally in Accordance Guidance Note* is available on the VPA website to provide direction in the application of discretion where a PSP applies.

Development must comply with all other relevant Acts and approvals.

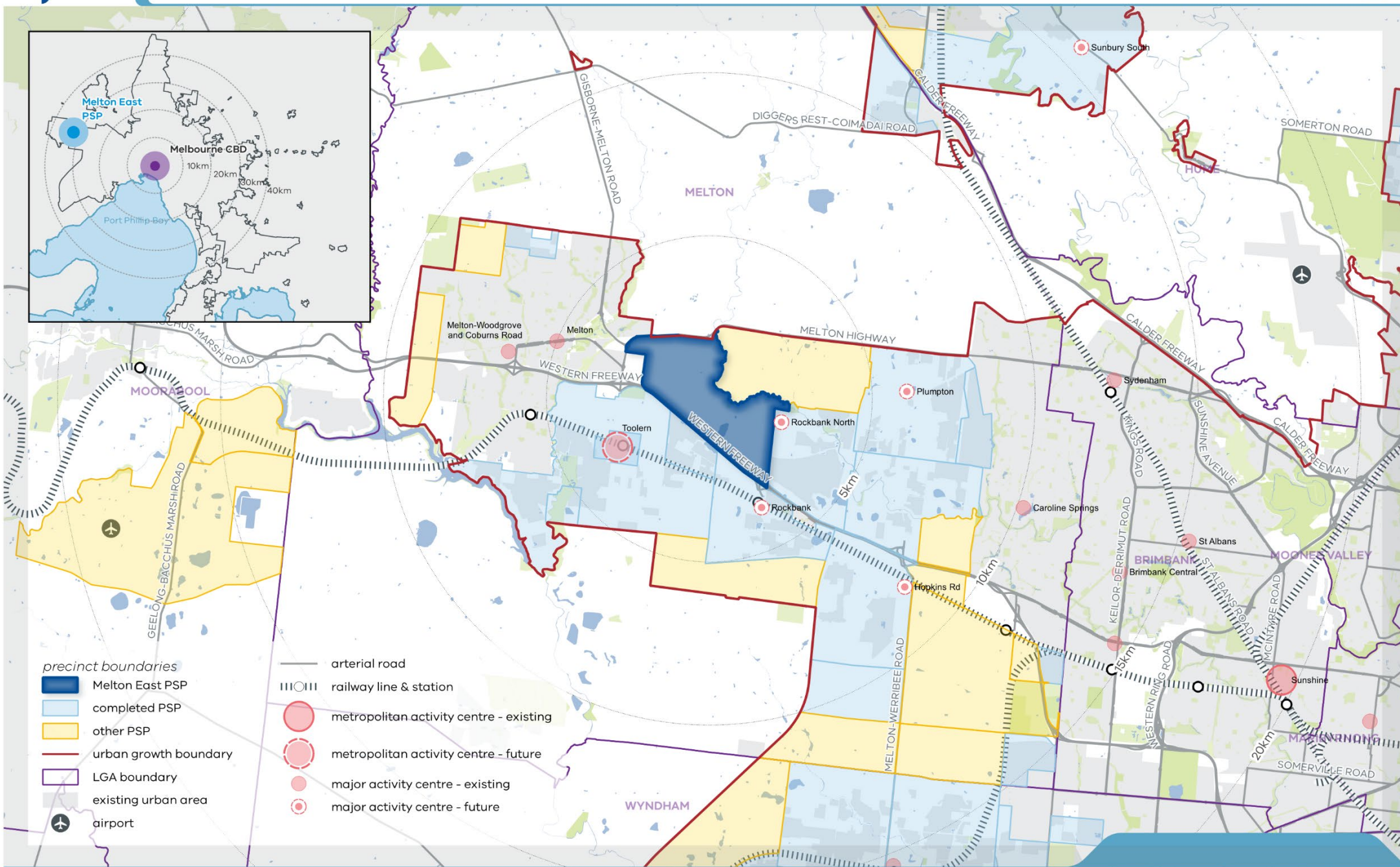
1.2 Function of the PSP

The function of the PSP is to:

- Provide the planning conditions for delivery of dwellings, community facilities and industrial land.
- Identify and where appropriate, provide the shared funding for a diverse range of open spaces and community infrastructure
- Ensure development will generate the necessary population to support investment in critical infrastructure.
- Preserve and protect important natural landmarks such as Kororoit Creek and Seasonal Herbaceous Wetland (BCS Conservation Area 15).

1.3 Regional context

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, Paynes Road, Rockbank and Rockbank North surround the site, resulting in the PSP being considered an infill PSP within a growth corridor setting.



1.4 Precinct features

The precinct is bounded by Kororoit Creek to the north-east, Western Freeway to the south, Leakes Road to the east and the Melton Highway to the north-west. The PSP will complement existing surrounding development through the provision of residential and commercial opportunities. The precinct is included in the Melbourne Strategic Assessment (MSA) area and includes Biodiversity Conservation Strategy (BCS) conservation areas along Kororoit Creek.

1.5 Cultural & historical context

1.5.1 Cultural context

The Registered Aboriginal Party (RAP) for the precinct area is Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation (WWCHAC).

WWCHAC is the RAP for and on behalf of Wurundjeri People. Wurundjeri People are recognised as the Traditional Owners of their lands and waters across greater western and northern Melbourne. The VPA has consulted with WWCHAC and the Traditional Owners of the land to help ascertain the important cultural values that signify the precinct.

We proudly acknowledge the Wurundjeri Woi-wurrung community and their rich culture and pay our respects to their Elders past and present.

We recognise the intrinsic connection of Traditional Custodians to Country and acknowledge their contribution to the care and management of land, water, and resources.

We embrace Reconciliation and working towards the equality and equity of outcomes and ensure Wurundjeri voices are heard.

1.5.2 Historical context

Post-contact heritage sites are also abundant within the Melton East PSP including dry-stone walls, heritage cottages and a Nissen Hut. The PSP has planned for these heritage places to be incorporated into civic precincts to highlight their connection to community.

1.6 Strategic policy context

This PSP is informed by:

- The Planning Policy Framework set out in the Melton Planning Scheme
- The West Growth Corridor Plan
- Victoria's Housing Statement – The decade ahead 2024-2034
- [Plan Melbourne 2017–2050](#)
- The Biodiversity Conservation Strategy and Sub Regional Species Strategies for Melbourne's Growth Areas (Department of Environment, Land, Water and Planning, June 2013)
- The [Precinct Structure Planning Guidelines: New Communities in Victoria](#) (VPA, 2021).

1.7 Infrastructure contributions plan (ICP)

This PSP is supported by the Melton East Infrastructure Contribution Plan (the ICP) incorporated into the Melton Planning Scheme.

The ICP sets out the essential infrastructure requirements and expected contributions arrangements delivered as part of the planning permit process.

1.8 Background information

The Melton East PSP Background Report provides detailed information relating to the precinct, including its local and metropolitan context, history, landform and topography, biodiversity, drainage, open space, transport infrastructure, employment, and community facilities. The report details the technical information and rationale that has informed the place-based decisions and planning outcomes expressed in this PSP.

The technical studies are available at [Melton East PSP – website](#).

PUBLIC CONSULTATION

2 PSP OUTCOMES

2.1 PSP vision

Melton East will be a sustainability-focused precinct delivering a network of walkable, safe and attractive neighbourhoods which leverage the natural beauty of the Kororoit Creek conservation area and wetlands. As an important piece in the Melton Economic Corridor located along the Western Freeway, the PSP will unite the surrounding precincts and key destinations, including Cobblebank Metropolitan Activity Centre, Aintree Major Town Centre and the Melton Township.

2.2 PSP purpose

Melton East PSP will plan for approximately 2,000 jobs and 12,908 dwellings, harmoniously blending 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.

The long-term conservation of significant flora and fauna in the precinct, particularly within BCS conservation areas located along the Kororoit Creek and Seasonal Herbaceous Wetland, will be prominent 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 deliver green and climate resilient precincts with a strong sense of place.

Future communities will be supported to live affordably and sustainably by planning for diversity of housing 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 easily access shopping, entertainment and meet daily needs. Melton East will provide a strong connection to surrounding areas to ensure there are local employment opportunities.

The precinct will be designed to accommodate future climate risks with flexibility to implement emerging technologies. Subdivision design will have regard to the integrated water management, including harvested stormwater systems to enhance sustainability 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 WWCHAC and other key stakeholders, the precinct will identify and celebrate important Aboriginal cultural heritage connections with Country. Community, transport and drainage infrastructure will respond to cultural sensitivities and the existing landscape.

Future residents will benefit from a network of active transport shared user paths that provide links to public open space areas and the services they need to live locally, including four activity centres. Public transport connections and a well-integrated arterial road network will enable residents to travel within and around the precinct.

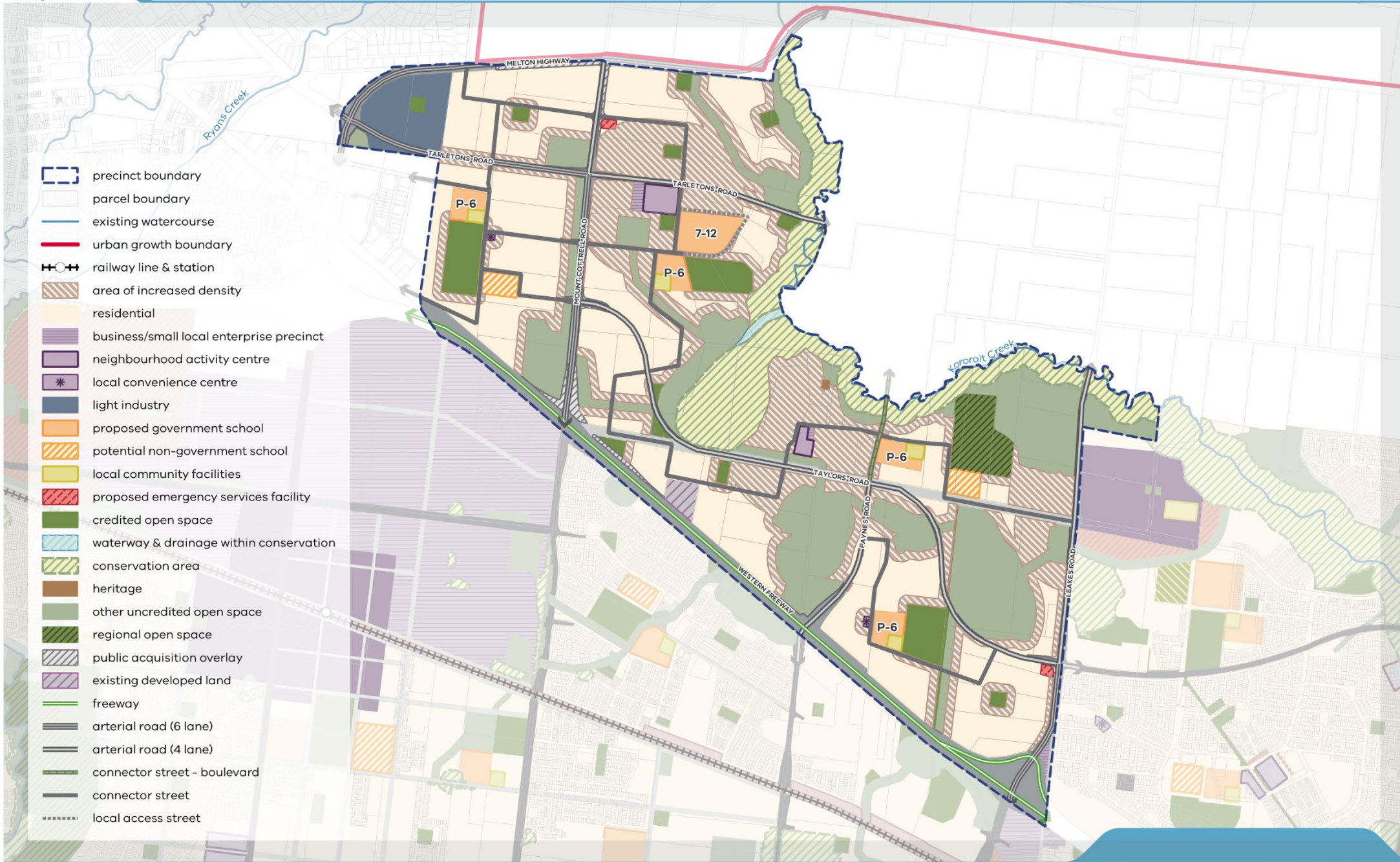
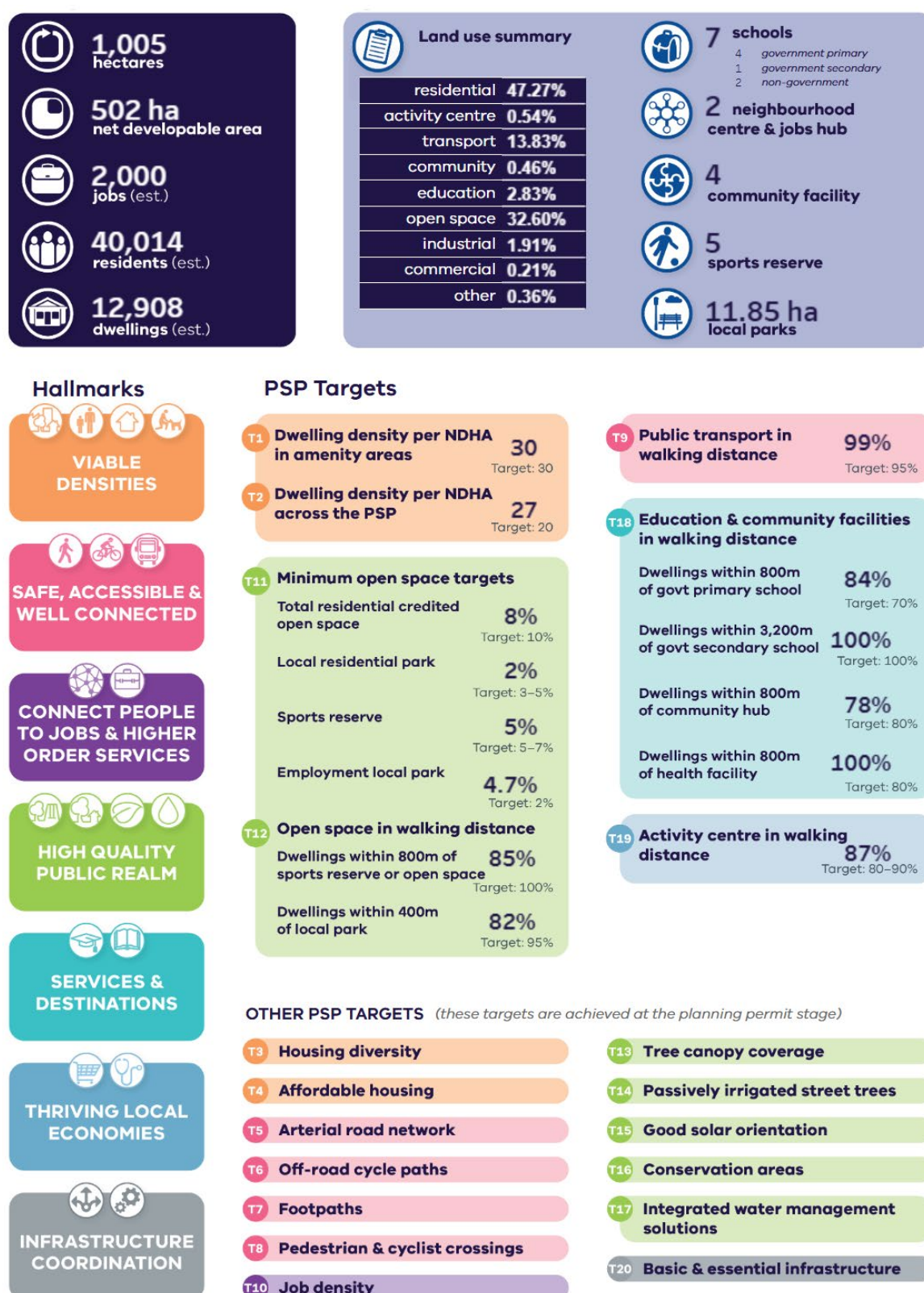


Figure 1. PSP performance summary



NOTE: See Melton East Precinct Structure Plan – Amendment C244 Background Report – March 2025 for a discussion of the place-based response to PSP Guideline target metrics.

3 IMPLEMENTATION

3.1 Viable densities

3.1.1 Objectives – viable densities

Table 1. Place-based objectives – viable densities

OBJECTIVES	IMPLEMENTATION TOOLS
O1 To ensure subdivision and development delivers contextually responsive, and attractive urban form that is well integrated with the surrounding environment.	R1-4, G7
O2 To facilitate subdivision and development that contributes to delivery of higher density and diversity of housing options.	R1, R2, R4, G1, Table 3
O3 To provide higher density development within walkable catchments to areas of high amenity, including around key destinations such as activity centres, open space, and active and public transport networks	R1, R2, G1
O4 To provide a range of housing options that will support a diverse and inclusive community	R1-2, G1, G6
O5 To facilitate 12% affordable housing	G2, G3, G4, G5, Table 4

3.1.2 Requirements and guidelines – viable densities

Table 2. Requirements and guidelines – Viable densities

REQUIREMENTS
<p>R1 Residential subdivision and development must be generally in accordance with the density, distribution and diversity targets set in Plan 3 Housing Plan and Table 3 Housing Density and Diversity to the satisfaction of the responsible authority. Residential subdivision and development that can demonstrate how target densities can be achieved over time may be considered.</p>
<p>Subdivision applications for residential development must suitably demonstrate:</p> <ul style="list-style-type: none"> • A diverse neighbourhood character by providing a range of lot sizes, frontage widths and dwelling types • Potential dwelling yield • Active interfaces with the adjacent street, open space, waterways and drainage reserves • Servicing arrangements • Treatments for sensitive interfaces.
<p>R3 On lots 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. See Appendix 7 Noise Influence Area for areas which may require noise attenuation measures.</p>

R4	Lots with frontage widths of less than 10.5 metres must be rear loaded, unless the layout ensures the provision of canopy street trees, streetscape shading, servicing, infrastructure and on-street car parking to the satisfaction of the responsible authority.
R5	Lots must front waterways, connector streets and open space (including local parks and easements), unless the lot abuts a bushfire hazard setback area shown on Plan 7 Bushfire Plan or otherwise agreed to by the responsible authority.
R6	Development adjacent to the BCS conservation area must be in accordance with Conservation Area Concept Plan in Appendix 6.

GUIDELINES

G1	Residential subdivisions within amenity areas should demonstrate how a minimum of three housing typologies can be achieved. Where a residential subdivision is of a scale unsuitable to support three housing typologies, the subdivision may rely on other typologies within the area if the proposed development will contribute to housing diversity in the vicinity.
G2	The design of subdivision and built form should respond to the local context and features identified in the <i>Melton East PSP Landscape and Visual Impact Assessment</i> (prepared by Urbis, October 2022) in a way that reinforces the legibility of the urban structure, creates focal points and places of interest and contributes to local identity.
G3	Residential subdivision and development that contributes to meeting the 12% affordable housing target is encouraged.
G4	Affordable housing products should be located in high amenity areas close to services and community facilities and provide for a range of housing typologies to meet demonstrated local needs generally in accordance with Table 3 Housing density and diversity.
G5	Where affordable housing is provided, consideration should be given to meeting the needs of different income ranges and household sizes generally in accordance with Table 4 Affordable housing delivery guidance.
G6	<p>Specialised housing forms, such as lifestyle communities, retirement living, or aged care should:</p> <ul style="list-style-type: none"> • Respond to and integrate with adjoining development, avoiding inactive interfaces, blank facades and high fencing to the public realm • Be located within amenity areas as shown on Plan 3 Housing Plan • Be accessible by public transport and shared path networks • Not present a barrier to movement through the surrounding road, public transport, pedestrian and active transport movement network.

Table 3. Housing density and diversity

AMENITY AREA (HIGH)	
Housing catchment area	<p>Applies to land located within 400m walkable catchments of Neighbourhood Activity Centres and Major Activity Centres.</p> <p>Amenity area (high) also applies to logical inclusions based on land use arrangement within the place-based plan.</p>
Target density	Average of 40 dwellings or more per NDHa
Target typologies	<p>Typologies</p> <p>To support delivery of diverse housing outcomes in amenity areas, planning applications should enable opportunities to deliver at least three (3) different housing typologies. The mix of dwelling typologies should include, but is not limited to:</p> <ul style="list-style-type: none"> • Integrated/apartment developments • Mixed-use 'shop-top' type development above Neighbourhood Activity Centre land • Attached multi-unit developments/townhouse developments • Semi-detached/duplex style developments (e.g. Small Lot Housing Code products) <p>Decision guidance</p> <ul style="list-style-type: none"> • Low to mid-rise developments should be prioritised around schools, the periphery of amenity areas and Kororoit Creek. • Higher density developments should be limited to activity centre/s. To ensure appropriate scales are achieved, these developments can be interspersed with other medium density products such as walk-up low-rise apartments/mixed use 'shop top' developments. • Small Lot Housing Code products should be located abutting other amenity areas. • Social and affordable housing and key worker accommodation should be located around key destination hubs and close to bus capable roads.
AMENITY AREA (STANDARD)	
Housing catchment area	<p>Applies to land within 50m walkable catchment of open space, local convenience centres, the Principal Public Transport Network and future public transport corridors (Leakes Road and Tarletons Road).</p>
Minimum density	Average of 30 dwellings or more per NDHa
Target typologies	<p>Typologies</p> <p>To support delivery of diverse housing outcomes in amenity areas, planning applications should enable opportunities to deliver at least three (3) different housing typologies. The mix of dwelling typologies should include, but is not limited to:</p> <ul style="list-style-type: none"> • Integrated/apartment developments • Attached multi-unit developments/townhouse developments • Semi-detached/duplex style developments (e.g. Small Lot Housing Code products) <p>Decision guidance</p>

- Low to mid-rise developments should be prioritised around schools, the periphery of amenity areas, and adjoining Kororoit Creek.
- Small Lot Housing Code products should be located abutting other amenity areas however the provision of higher densities (and associated housing typologies) should be safeguarded in future waves of development.
- Social and affordable housing and key worker accommodation should be located around key destination hubs and close to the bus capable roads.

BALANCE AREA

Housing catchment area

Applies to land which is located outside of the nominated amenity areas

Target density

Average of 20 dwellings or more per NDHa

Target typologies

Typologies

To support delivery of diverse housing outcomes in balance areas, planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to:

- Attached townhouse development
- Semi-detached/duplex style development
- Detached traditional style housing
- Multi-unit low-rise social and affordable housing
- Retirement living
- Small Lot Housing Code products (in limited cases).

Decision guidance

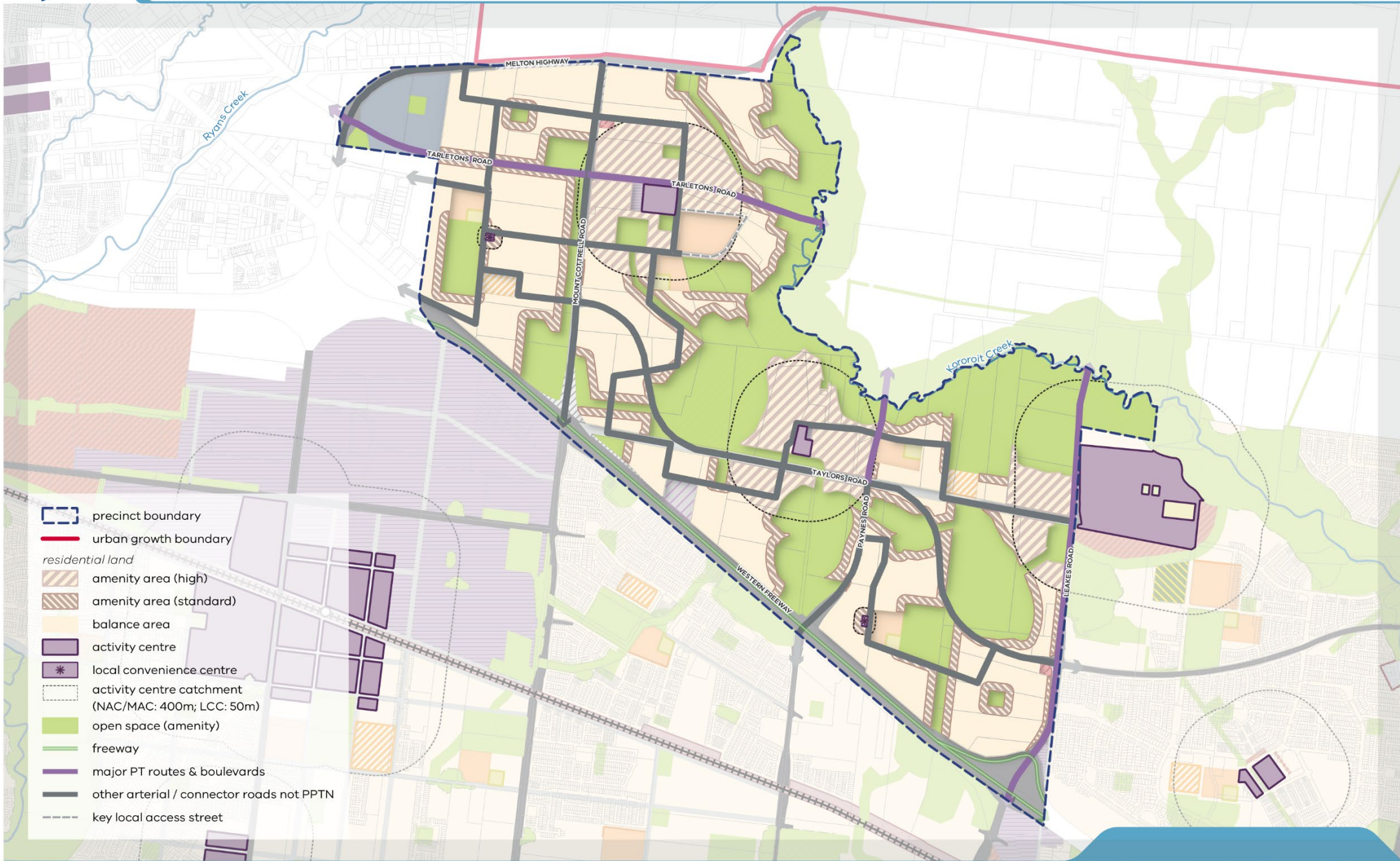
- Housing in the balance area should generally comprise detached and semi-detached typologies, however, more intensive forms of development may be provided in proximity to areas of higher amenity, or where it can be demonstrated that a positive contribution will be made to the emerging place identity.

Table 4. Affordable housing delivery guidance

	Affordable housing	
% of total dwellings	12%	
	Subsidised Market Housing	Social Housing
% of total dwellings	2%	9%
Income Band	% of subsidised market housing by income band	% of social housing by income band
Very low	0%	69%
Low	0%	28%
Moderate	100%	3%
Housing Type	% of subsidised market housing by number of bedrooms	% of social housing by number of bedrooms
1-bedroom	46%	52%
2-bedroom	18%	16%
3-bedroom	18%	17%
4+ bedrooms	18%	15%

Table 5. Dwelling yields

HOUSING CATCHMENT AREA	NDA (HA)	DWELLINGS/NDHA	NO. OF DWELLINGS
Amenity area (High density)	110	40	4405
Amenity area (Standard)	98	30	2,952
Balance area	267	20	5,332
Town Centre	5	40	218
TOTAL	481	26.9	12,908
Anticipated population at 3.1persons per dwelling			40,015



3.2 Safe, accessible, and well-connected

3.2.1 Objectives

Table 6. Place-based objectives – safe, accessible, and well-connected

OBJECTIVES		IMPLEMENTATION TOOLS
O6	To provide a transport network that is integrated with adjoining established areas.	R9-17
O7	To establish safe and accessible connections to the activity centres, community facilities, schools, open spaces and the Kororoit Creek Corridor.	R9, R10, R11
O8	To deliver a safe, accessible and walkable neighbourhood and ensure the transport network is efficient for its anticipated users.	R7-16 G13
O9	To encourage and support active and public modes of transport within the precinct and reduce reliance on private vehicles.	R9, R10, R11 G10

3.2.2 Requirements and guidelines

Table 7. Place-based requirements and guidelines – safe, accessible, and well-connected

REQUIREMENTS	
R7	<p>Design of all subdivisions, streets and arterial roads must provide:</p> <ul style="list-style-type: none"> • A permeable, direct and safe street network prioritising walking and cycling, particularly to key destinations such as schools, town centres and open space • Safe and convenient crossing points on connector roads and local streets at all intersections and on key desire lines as well as crossing waterways • Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision • Safe and convenient transition between on and off-road bicycle networks • Convenient access and maximised connections to regional and local destinations such as town centres and open space for effective integration with neighbouring properties, parkland and sports reserves • Direct and convenient walking access to public transport services • Demonstrate how any proposed dedicated shared paths will integrate and connect in a safe and convenient manner • Passive surveillance of public open space and transport corridors <p>to the satisfaction of the responsible authority.</p>
R8	All roads must be designed and constructed generally in accordance with Plan 4 Movement Network Plan, and relevant cross sections in Appendix 5 Standard road cross sections and functional layout plans, unless otherwise agreed by the relevant authority.
R9	Roads and intersections shown as bus capable on Plan 4 Movement Network must be constructed to accommodate ultra-low-floor buses to the satisfaction of the responsible authority.

R10	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 on Plan 13 Land Use Budget and Plan 4 Movement Network.
R11	Vehicular access to lots fronting arterial roads must be from service roads, internal loop roads and/or rear laneways. Service roads and internal loop roads must provide indented parking lanes to cater for on street parking.
R12	Pedestrian and cyclist crossings must be provided generally in accordance with those indicated in Plan 4 Movement Network. Additional pedestrian and cyclist crossings must be provided every 400–800m where appropriate, along arterial roads, waterways, and any other accessibility barriers.
R13	Lighting must be installed along pedestrian, cyclist and shared user paths identified in Plan 4 Movement Network, linking to key destinations, unless otherwise agreed by the responsible authority.
R14	Where a connector street or local access street crosses a waterway, the proponent must construct a culvert to the satisfaction of the responsible authority.
R15	Road bridges within the precinct and to areas outside the precinct must include pedestrian and cyclist paths (and/or shared path as identified in Plan 4 Movement Network).
R16	Pedestrian bridges must be designed and constructed generally in accordance with the Conservation Area Concept Plans in Appendix 6 and have regard to appropriate flood mitigation standards to the satisfaction of the responsible authority and Melbourne Water.
R17	Development of land identified as 'existing developed land' must not create opportunities for vehicles to access the Western Freeway from within the PSP area.

GUIDELINES

A variety of cross sections should be used in subdivision layouts for connector road and local streets, to create differentiation, sense of place and neighbourhood character.

Alternative cross sections for connector road and local streets should ensure that:

- G7**
 - Relevant minimum road reserve widths for the type of street are maintained.
 - Sufficient provision is made for street tree planting to achieve 30% canopy tree coverage in the public realm.
 - The performance characteristics of standard cross sections are maintained, including provision for pedestrian and cycle use.

to the satisfaction of the Responsible Authority.

- G8** Alternative cross sections may be considered for arterial roads where supported by a movement and place assessment completed according to the matrix methodology in Module 1 in *Movement and Place in Victoria* (Department of Transport, 2019), so that road design is appropriate to the transport function for all modes, surrounding land uses and user experience, to the satisfaction of the relevant road authority and the responsible authority.

- G9** Alternative footpath or shared path approaches may be used where they enhance walkability and permeability and respond to the purpose of the place and character of the urban form to the satisfaction of the responsible authority.

G10

Slip lanes should be avoided in areas of high pedestrian activity (including schools and Neighbourhood Activity Centres) and only be provided at intersections between connector streets and arterial roads where they are necessitated by high traffic volumes with pedestrian priority crossings.

G11

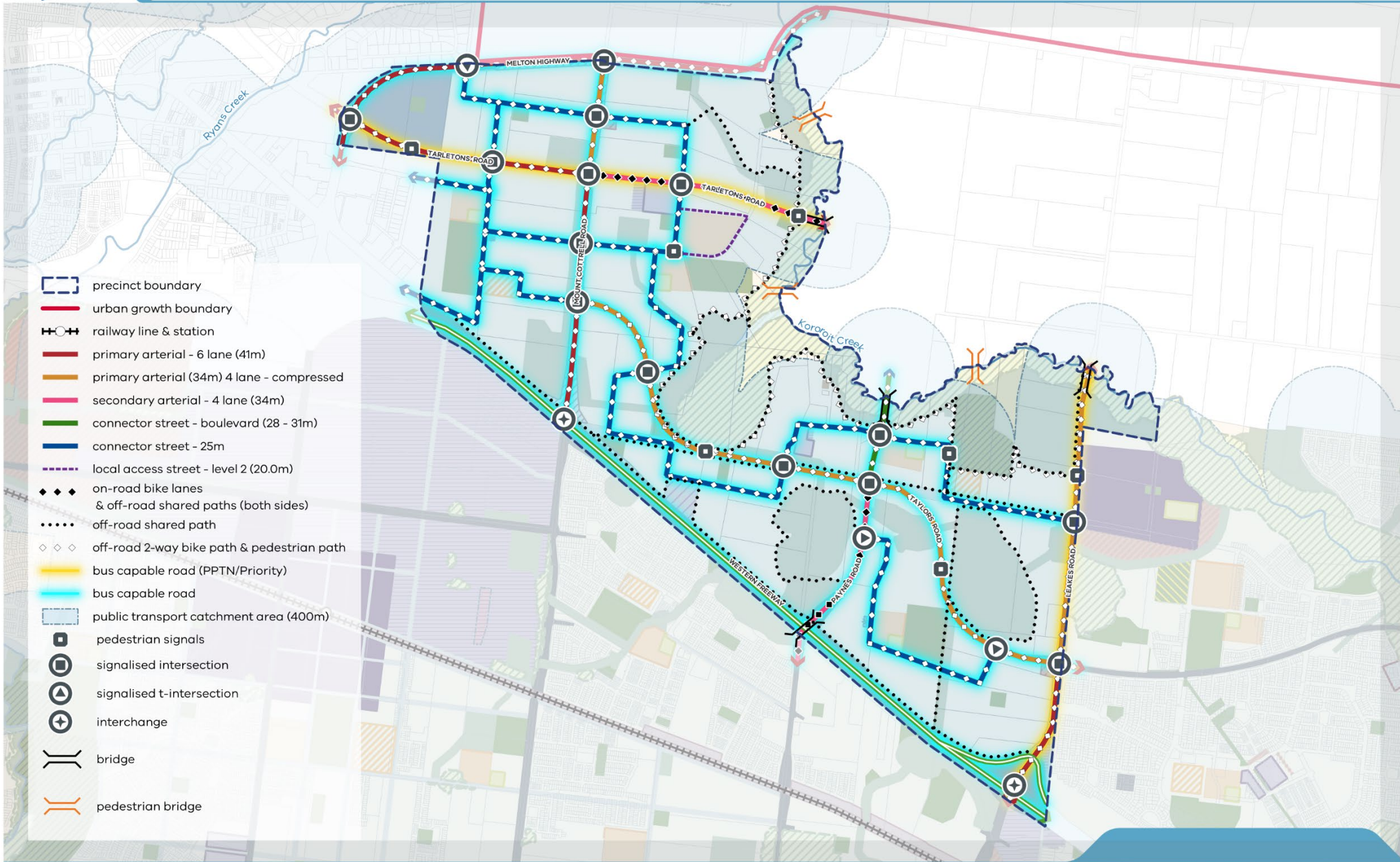
Direct vehicle access to lots from connector roads should be minimised through:

- Rear loaded lots with laneway access
 - Vehicle access from side streets
 - Restricting direct access to residential lots from connector roads.
-

G12

Laneway design and layout should:

- Provide a laneway length between 50 metres to 80 metres
 - Service a maximum of 8 to 10 dwellings per side
 - Provide good passive surveillance into, along and through the laneway
 - For laneways longer than 70 metres in length or L or T style arrangements, ensure passive surveillance is provided to the laneway via direct line of view from a habitable room on an adjoining rear loaded dwelling
-



- precinct boundary
- urban growth boundary
- railway line & station
- primary arterial - 6 lane (41m)
- primary arterial (34m) 4 lane - compressed
- secondary arterial - 4 lane (34m)
- connector street - boulevard (28 - 31m)
- connector street - 25m
- local access street - level 2 (20.0m)
- on-road bike lanes & off-road shared paths (both sides)
- off-road shared path
- off-road 2-way bike path & pedestrian path
- bus capable road (PPTN/Priority)
- bus capable road
- public transport catchment area (400m)
- pedestrian signals
- signalised intersection
- signalised t-intersection
- interchange
- bridge
- pedestrian bridge

3.3 Connect people to jobs and higher order services

3.3.1 Objectives - Connect people to jobs and higher order services

Table 8. Objectives - Connect people to jobs and high order services

OBJECTIVES		IMPLEMENTATION TOOLS
O10	To provide a small mixture of industry and business that reduce the need for local workers to travel out of the region for employment.	R18, G14
O11	To ensure the structure of employment land is well-integrated with the surrounding environment and the location, scale and intensity of commercial and industrial activity is compatible with adjoining land uses.	R19, G14 Table 10 Appendix 3 & 4
O12	To facilitate investment in a local and regional economy within a network of highly accessible activity and employment centres.	R19
O13	To facilitate a public transport network that supports access to high intensity uses and higher order services with connectivity to destinations such as the Cobblebank Train Station, Melton Train Station and future Paynes Road Train Station.	R21
O14	To provide access to jobs and services along active transport and public transport routes.	R20, R21

3.3.2 Requirements and guidelines - Connect people to jobs and higher order services

Table 9. Requirements and Guidelines - Connect people to jobs and high order services

REQUIREMENTS	
	Subdivision and development involving the delivery of employment land must contribute to:
R18	<ul style="list-style-type: none"> a form, scale and intensity of land use and activity that is compatible with adjacent land uses. adaptable and changing uses, regeneration, and intensification initiatives a range of lot sizes to cater to a diverse mix of businesses
	Applications for subdivision, use and buildings or works of any land wholly or partly located in the local town centre shown on Plan 5 Employment and Activity Centres, must:
R19	<ul style="list-style-type: none"> Contribute to a design response generally in accordance with Appendix 3 Activity centre performance requirements & guidelines and design criteria and Appendix 4 Neighbourhood Activity Centre Concept Plans Where appropriate, demonstrate how the use contributes to delivering local jobs anticipated in Table 10 Anticipated employment generation.
R20	Safe and easy access for pedestrian and cycle trips must be provided to the activity centres through the layout and design of the surrounding street and path network and any adjacent at grade car parking.

R21

Bus stops must be provided which enable convenient pedestrian access to Neighbourhood Activity Centres, Local Convenience Centres, schools, community facilities, active open space reserves and the light industrial precinct.

GUIDELINES

Subdivision and development of employment land should:

G13

- Provide a transition in scale and intensity between employment-oriented areas and sensitive land use areas (e.g. residential).
- Deliver a high-quality, high amenity setting attractive to businesses and workers.
- Provide car parking efficiently through the use of shared and consolidated parking areas, including multi-level parking.
- Locate car parking and loading facilities to the side or rear of any buildings. Any visitor car parking and access areas in the front setback area should be set back a minimum of 3 metres from any local street frontage to enable provision of sufficient landscape strips at the street frontage.
- Ensure any large expanses of continuous wall visible to the street have appropriate articulation and other elements to provide relief and visual interest.

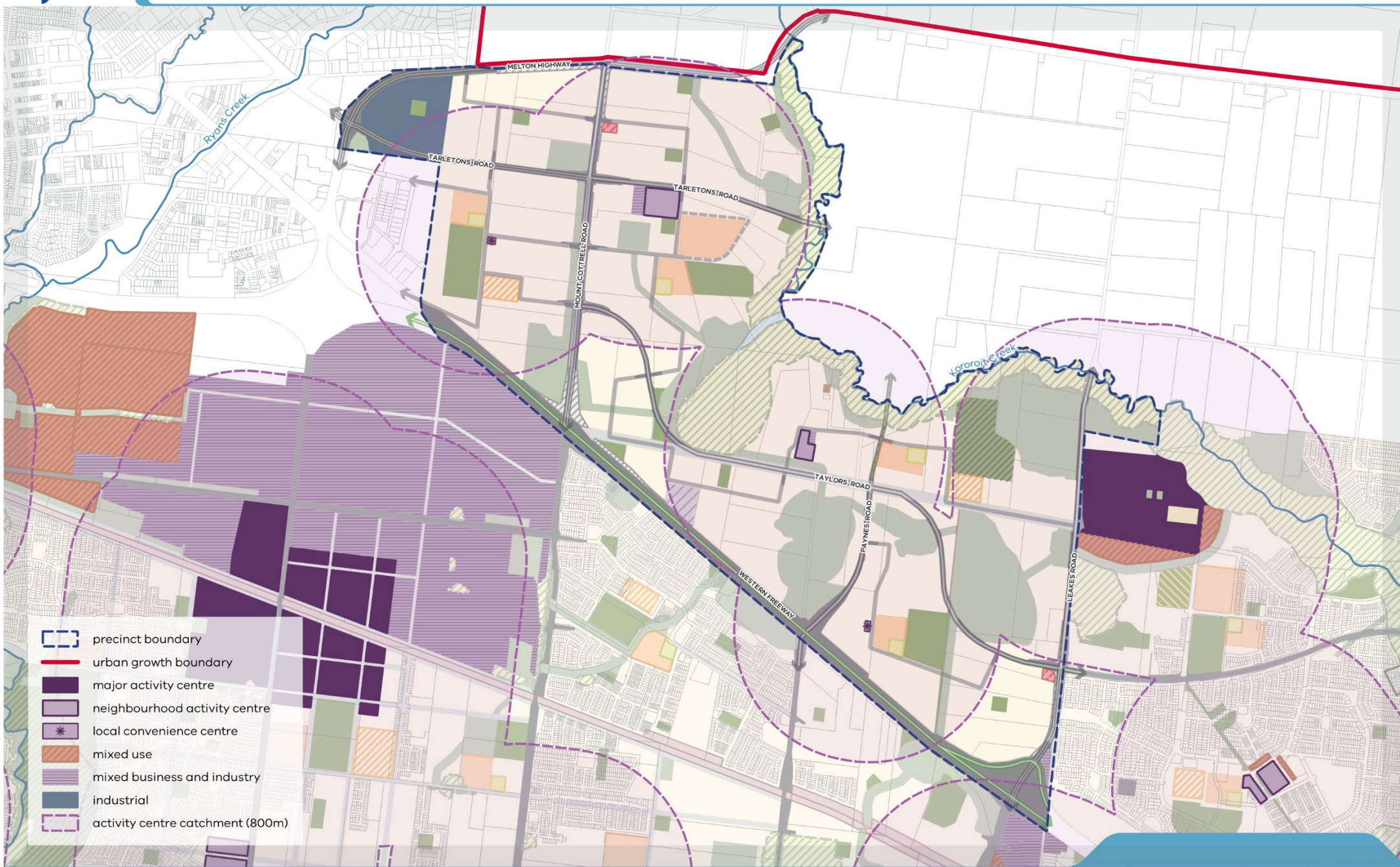
Development should aim to provide 75% of the development's total site area with a combination of the following elements to reduce the impact of the urban heat island effect:

G14

- Green infrastructure
- Roof and shading structures with cooling colours and finishes that have a solar reflective index (SRI) of:
 - For roofing with less than 15 degrees pitch, an SRI of at least 80
 - For roofing with a pitch greater than 15 degrees, an SRI of at least 40
 - A 40% tree canopy target (including in major hardstand areas such as carparks and plazas)

Table 10. Anticipated employment generation table

LAND USE	Area (ha)	ESTIMATED JOBS
<i>Neighbourhood Activity Centres</i>	5.05	700-820
<i>Local Convenience Centres</i>	0.40	41-530
<i>Small Local Enterprise Precincts</i>	1.55	70-100
<i>Light Industrial</i>	19.16	700-750
TOTAL		2,000 jobs (approx.)



3.4 High quality public realm

3.4.1 Objectives – High quality public realm

Table 11. Place-based objectives – High quality public realm

OBJECTIVES		IMPLEMENTATION TOOLS
O15	To contribute to the protection, enhancement and integration of areas of Kororoit Creek, waterways, wetlands, cultural heritage and living cultural values throughout the precinct.	R37-47 G30-33
O16	To provide a range of open space and recreation opportunities that meet the needs of the community.	R30, R31, R33, R34 G14-16
O17	To facilitate the development of streetscapes, local parks, sports reserves, and recreational facilities that are safe, functional and enjoyable.	R34, R35, G31 Street cross sections (Appendices)
O18	To ensure the long-term conservation of significant flora and fauna species through habitat protection, maintenance of passages for fauna, management of hydrological flows and minimisation of utility corridors within the BCS conservation areas.	R25-32
O19	To ensure development recognises and incorporates post contact heritage features in a way that contributes to neighbourhood character and place-based character.	R46-51 G23-28
O20	To create a sustainable urban landscape that encourages climate change adaptation, enhances existing biodiversity and landscape values within the precinct.	R22-24
O21	To develop sustainable water, drainage and wastewater systems that protect, conserve, and improve biodiversity, waterways and other natural resource and maintain or enhance the safety, health and wellbeing of people and property.	R25-29, R35-36 G17-22
O22	To ensure the layout of lots, streets, open spaces, and the public realm encourage the retention and establishment of canopy tree cover to support cooler and greener neighbourhoods.	R22-24
O23	To improve resilience of the built environment to climate change related hazards and natural disasters.	R22-24, R35 G15-17

3.4.2 Requirements and guidelines - High quality public realm

Table 12. Place-based requirements and guidelines – High quality public realm

REQUIREMENTS	
Public realm, Open space and Biodiversity Requirements	
R22	Canopy tree coverage within the public realm must achieve a minimum of 30% coverage (excluding areas dedicated to biodiversity, native vegetation conservation, and drainage assets).
R23	Street trees must be planted on both sides of all roads and streets (excluding laneways and direct BCS interfaces) 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.
R24	A landscape plan must specify tree species which are suitable to the local climate and soil conditions in accordance with the <i>Melton City Council Plant List</i> or other relevant landscaping and street tree policy, to the satisfaction of the responsible authority.
R25	Conservation areas identified in Plan 6 Public Realm must be retained in accordance with this plan, the Biodiversity Conservation Strategy (BCS) and relevant Commonwealth and State government legislation and policies unless otherwise agreed by the Responsible Authority.
R26	No development or works may occur within a BCS conservation area without the prior written consent of the Department of Energy, Environment and Climate Action (DEECA).
R27	Development within the Biodiversity Conservation Strategy conservation area must be in accordance with the Conservation Area Concept Plans in Appendix 6, unless otherwise agreed to by the DEECA and the responsible authority.
R28	Waterway crossings within the BCS conservation area must be designed and constructed in accordance with Growling Grass Frog Crossing Design Standards to the satisfaction of the DEECA, Melbourne Water and the Responsible Authority.
R29	Public paths or other infrastructure located within a BCS conservation area must be designed to avoid and minimise disturbance to native vegetation and habitat for matters of national and state environmental significance and be located in accordance with the BCS Conservation Area Concept Plans in Appendix 6.
R30	Where local parks and recreation areas are located adjacent to BCS conservation areas they must be designed and managed to complement the BCS, as required by section 5 of the BCS and be in accordance with the Conservation Area Concept Plans and Interface Cross Sections in Appendix 6.
R31	Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to the BCS conservation area, unless otherwise agreed by the DEECA and responsible authority.
R32	Streets abutting a BCS conservation area must provide for the outcomes illustrated in Conservation Area Concept Plans and Interface Cross Sections in Appendix 6.
R33	The retention, enhancement and integration of the natural environment, landscape features and places of Aboriginal cultural values must be considered through subdivision design, and, where applicable, building and landscape design.

-
- R34** 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.

Drainage, Waterways and Integrated Water Management Requirements

Drainage waterways are to be designed in accordance with Plan 7 Water and the relevant Melbourne Water Development Services Scheme.

Waterways must be delivered to:

- R35**
- Provide safe drainage and flood protection
 - Incorporate environmental, cultural and amenity value
 - An open drainage system

all to the satisfaction of Melbourne Water and the responsible authority.

Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme or Development Services Strategy, and Plan 7 Water, such that:

- R36**
- Overland flow paths and piping within road reserves will be connected and integrated across property/ parcel boundaries
 - Melbourne Water and the responsible authority freeboard requirements for overland flow paths will be adequately contained within the road reserves and waterways
 - The risk of erosion of sodic and/or dispersive soils is avoided or mitigated

to the satisfaction of Melbourne Water and the responsible authority.

The final layout, boundaries and design of constructed wetlands, retarding basins, stormwater treatment infrastructure, and associated paths, boardwalks, bridges, and planting, must:

- R37**
- include appropriate treatments to provide protection for dispersive soils where these are present
 - be designed to mitigate the risk of erosion from sodic and dispersive soils

to the satisfaction of Melbourne Water and the responsible authority.

- R38** Drainage from stormwater treatment infrastructure must be designed to have no net impact on habitat for Matters of State and National Environmental Significance within BCS conservation areas to the satisfaction of the DEECA.
-

- R39** Stormwater infrastructure within or adjacent to the BCS conservation area or retained wetlands (pre-European) must be designed to use treated stormwater to achieve the hydrological requirements of retained wetlands (pre-European) and Growling Grass Frog habitat wetlands, unless otherwise agreed to by the DEECA.
-

Design of open space within waterway corridors, utilities easements and any other encumbered open space must:

- R40**
- be consistent with the functional requirements of the area
 - enhance the amenity value of the open space
 - facilitate flexible recreational opportunities
 - minimise operational maintenance of the areas to the extent practicable.
-

Stormwater Management Plans must

- R41**
- demonstrate consistency with Plan 7 Water,
 - achieve the objectives of the *Best Practice Environment Management Guidelines* (CSIRO, 1999)
-

	<ul style="list-style-type: none"> demonstrate that associated works avoid the risk of environmental damage under the General Environmental Duty (GED) and Environmental Protection Authority (EPA) publication 1739.1. <p>to the satisfaction of the responsible authority.</p>
R42	<p>Integrated Water Management Plans must demonstrate how outcomes in the following strategies can be achieved.</p> <ul style="list-style-type: none"> Outcomes identified in the DEECA Western Port Strategic Directions Statement (September 2018) and Werribee IWM Catchment Scale Plan (September 2022) Outcomes identified in the Melton East IWM Assessment (Alluvium, May 2023) Stormwater volume reduction and infiltration targets in Melbourne Water's Healthy Waterway Strategy (2018), which are applicable to the PSP Potable water reduction targets outlined in the draft Greater Melbourne Urban Water and System Strategy – Water for Life-, which are applicable to the PSP Waterways and integrated water management outcomes which enable land to be used for multiple recreation and environmental purposes Stormwater risk management under the general environmental duty Delivery of infrastructure for the Regional Stormwater Harvesting Scheme Delivery of applicable Melbourne Water approved development services scheme(s)
R43	<p>Landscape plans must demonstrate how integrated water management and water sensitive design outcomes will be implemented to the satisfaction of the responsible authority.</p>
R44	<p>The risk of erosion of sodic and/or dispersive soils must be avoided or mitigated. Potential management methods may include but are not limited to:</p> <ul style="list-style-type: none"> Widening the buffer distances between the core riparian zone and the outside vegetated buffers that allows sufficient tolerances for channel migration Diversion of water away from sodic and/or dispersive materials Minimising potential convergence and/or ponding of surface flows Compacting to reduce pore spaces and minimise water movement through material Physical and chemical soil ameliorants Maintenance of topsoil across undisturbed land, preferably with grasses to provide surface soil stability and root anchorage Minimise the amount of time land is exposed (e.g., by staging development) Ensure that culverts and drains excavated into dispersive subsoils are capped with non-dispersive topsoil, gypsum stabilised and vegetated.
Post-contact Heritage Requirements	
R45	<p>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.</p>
R46	<p>Heritage Overlay HO205 (Selection Wall) must be retained unless otherwise agreed by the responsible authority. HO205 (Selection Wall) must:</p> <ul style="list-style-type: none"> Be situated within public open space or road reserve to the satisfaction of the responsible authority Provide suitable landscaping along land abutting the 5-metre curtilage either side of HO205 (Selection Wall) in accordance with the relevant cross section provided in Appendix 10 Selection Wall Cross Section

	<ul style="list-style-type: none"> • 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).
R47	<p>Installation of services across the alignment of retained HO205 (Selection Wall) 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.</p>
R48	<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) <p>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.</p>
R49	<p>A Dry Stone Wall Management Plan must be prepared prior to any works being undertaken that could impact the Selection wall to the satisfaction of the responsible authority.</p>
R50	<p>Any heritage site / reserve or conservation area to be vested in the relevant authority must be done so in a standard that satisfies the requirements of that authority. Works required prior to the transfer include, but may not be limited to:</p> <ul style="list-style-type: none"> • Clearing of rubbish, weeds and contaminated soils • Essential repairs to and stabilisation of any structures • Any fencing required to ensure the safety of the public <p>Any works carried out must be consistent with any relevant Cultural Heritage Management Plan and Conservation Management Plan.</p>
Bushfire Requirements	
R51	<p>The vegetation within the bushfire hazard areas shown on Plan 9 Bushfire, must be managed to a level that ensures it does not result in a vegetation class that would require a greater 'separation distance' than that specified in Plan 9.</p>
R52	<p>Development and subdivision must provide for a perimeter road or alternative bushfire interface for the entire width of the corresponding bushfire hazard area identified on Plan 9 Bushfire.</p> <p>Where a setback from a bushfire hazard area is required by Plan 9, vegetation within the setback must be managed as follows, unless otherwise agreed by the responsible authority and relevant fire authority:</p> <ul style="list-style-type: none"> • Grass must be short cropped and maintained during the declared fire danger period • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period • Shrubs must not be located under the canopy of trees • Individual and clumps of shrubs must not exceed five square metres in area and must be separated by at least 5 metres

- The canopy of trees must be separated by at least two metres at maturity
- There must be a clearance of at least two metres between the lowest tree branches and ground level
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building

Plants greater than 10 centimetres in height must not be placed within three metres of a window or glass feature of the building.

GUIDELINES

Public realm, Open space and Biodiversity Guidelines

G15

Vegetation identified in Plan 8 Native Vegetation Retention & Removal as 'can be removed' should be retained where possible along streets and in subdivisions, as identified in the *Melton East PSP Arboricultural Report* (Tree Logic, July 2022).

G16

Canopy trees should have an average canopy foliage of 6.4m in diameter at maturity in summer or as specified in relevant Melton City Council landscaping and tree policies. Where this cannot be achieved because of local climate and soil conditions, a suitable species should be selected which closest achieves this canopy cover, to the satisfaction of the responsible authority. The requirement for a minimum 30% canopy tree coverage within the public realm must still be met.

G17

The design of subdivision and development should facilitate the retention of existing canopy trees to contribute to the 30% canopy tree cover target where practical.

G18

The design and layout of roads, road reserves, and public open space should optimise water use efficiency and long-term viability of vegetation, tree canopy and public uses to contribute to a sustainable and green urban environment. This should be achieved using overland flow paths, passive watering, and Water Sensitive Urban Design initiatives such as street swales, rain gardens and/or locally treated storm water for irrigation.

G19

Alternative locations and configurations for local parks shown on 6 Public Realm, may be considered subject to:

- Open space being retained within the same landownership, unless otherwise agreed with the affected landowners.
- not diminishing the quality or usability of the space
- not adversely affecting walkable accessibility of the network
- not adversely affecting the overall diversity of the precinct's open space network

to the satisfaction of the responsible authority.

G20

Crime Prevention Through Environmental Design (CPTED) principles, and in particular the provision of positive address and good passive surveillance from adjoining development, should guide the design of open spaces and associated infrastructure.

Drainage, Waterways and Integrated Water Management

G21

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 provide biodiversity connectivity and natural systems habitat integration to the satisfaction of the responsible authority, Melbourne Water and the DEECA.

G22

Development should include IWM initiatives to reduce reliance on potable water and increase the utilisation of storm and recycled water contributing to a sustainable

urban environment by having regard to relevant water management policies and strategies implemented by the responsible authority.

Integrated water management systems should be designed to:

- Maximise habitat values for local flora and fauna species
- Enable future harvesting and/or treatment and re-use of stormwater
- Protect and manage Matters of National Environmental Significance values, particularly within conservation areas, in relation to water quality and suitable hydrological regimes (both surface and groundwater)
- Enable any potential supply of treated stormwater for existing and future GGF wetlands and pre-European wetlands to be gravity fed
- Recognise and respond to Aboriginal cultural heritage significance.

Drainage assets should be designed in accordance with Melbourne Water's drainage assets guidelines including:

G23

- MUSIC and Wetland Design Guideline
- Retarding Basin Design Assessment Guideline
- Constructed Waterway Design Manual
- Waterway Corridors
- Rain Garden Guideline

G24

Drainage assets and public open space areas should be located adjacent to conservation areas and waterways to provide a buffer to development where appropriate to the satisfaction of the responsible authority.

G25

Drainage asset maintenance and access requirements should be in accordance with relevant Melbourne Water Asset Guidelines.

Applications should consider a range of IWM options as indicated in Plan 7 Water Plan. Other potential IWM options may include but are not limited to:

G26

- Rainwater tanks on all industrial, commercial, and residential lots
- Passive irrigation of trees in the public realm, including all streets and public open space
- Recycled water network to supply open space irrigation
- Local stormwater harvesting systems to service the watering needs of future open spaces
- Regional scale rainwater tanks collecting roof water from all industrial, commercial, and residential lots to be reticulated back within the precinct.
- Supplying stormwater of the right quality to existing and future Growing Grass Frog wetlands and pre-European wetlands
- Use of Melbourne Water stormwater management assets to provide green corridors and community amenity
- Identify design to maximise opportunities for infiltration.
- Regional scale stormwater harvesting systems to service the watering needs of the precinct and beyond, and to protect the local waterways from excess urban runoff.

Post-contact Heritage Guidelines

G27

Adaptive reuse of the Former Fulham Park (HO135), Water Reserve Road House (HO119) and the Nissen Hut (HO207) may be appropriate if it is demonstrated that it will contribute to the long term conservation of these heritage places.

G28

Surplus land within the existing Beattys Road reserve that is not required to deliver the relevant road typology identified in Plan 4 Movement Network may be utilised for the following purposes:

	<ul style="list-style-type: none"> • residential development (i.e. through a road closure) subject to approval from the relevant road authority; • an internal loop road of a subdivision; • drainage infrastructure, subject to agreement by the responsible authority and Melbourne Water; • any other purpose agreed between the permit applicant and the responsible authority.
G29	Subdivision and development involving the Beattys Road Reserve should include opportunities for interpretation of local history and cultural heritage values.
G30	Any work or development related to the Selection Wall should have regard to guidance included within the <i>Dry Stone Wall Management Plan Guide</i> , VPA.
G31	Land uses abutting the Selection Wall should enhance public visibility of the wall. Relevant uses include open space, conservation reserve, road verge, property boundary wall or drainage reserve.
Aboriginal Cultural Heritage Guidelines	
G32	Where a Cultural Heritage Management Plan is required, it should include recommendations for the ongoing preservation, restoration, management and maintenance of waterways and water landscapes. Any such ongoing management and maintenance requirements should be considered for inclusion as an appropriately worded condition on a relevant planning permit.
	A voluntary Cultural Heritage Management Plan should be undertaken in the following locations if a high impact activity is undertaken, as listed in Division 5 of the Aboriginal Heritage Regulations 2018:
G33	<ul style="list-style-type: none"> • Land identified as a potential rise area on Plan 10 – Aboriginal Cultural Values • Land identified as rock outcrops/exposed rock on Plan 10 – Aboriginal Cultural Values • Land identified as moderate, moderate-high and high predicted archaeological sensitivity in Appendix 9 Predicted Aboriginal Archaeological Sensitivity.
	Development should recognise and respond to Aboriginal Cultural Heritage significance through:
G34	<ul style="list-style-type: none"> • Protection of River Red Gums and remnant endemic vegetation within waterways and water landscapes and drainage areas shown on Plan 10 – Aboriginal Cultural Values • Protection and incorporation of view lines shown on Plan 10 – Aboriginal Cultural Values • Incorporation of natural landscape features into the open space network such as potential rise areas, rock outcrops and waterways and water landscapes shown on Plan 10 – Aboriginal Cultural Values • Incorporation of interpretative signage at significant locations in development in consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. • Use of Wurundjeri Woi-wurrung place names in consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.
Building Guidelines	

G35

Development should minimise levels of embodied carbon within construction materials by favouring the use of locally sourced materials with high recycled content and low embodied carbon, and by maximising resource recovery and recycling during construction stages.

Table 13. Open space delivery








PARK ID	TYPE	LOCATIONAL ATTRIBUTES	AREA (HA)	RESPONSIBILITY
SR-01	Credited Open Space	Local Sports Reserve	10.00	Melton Council
SR-02	Credited Open Space	Local Sports Reserve	8.00	Melton Council
SR-03A	Regional Open Space	State Metropolitan Park	10.00	Melton Council
SR-03B	Regional Open Space (encumbered)	State Metropolitan Park	5.00	Melton Council
SR-04	Credited Open Space	Local Sports Reserve	8.00	Melton Council
LP-01	Local Open Space	Local Park	1.00	Melton Council
LP-02	Local Open Space	Local Park	1.00	Melton Council
LP-03	Local Open Space	Local Park	1.00	Melton Council
LP-04	Local Open Space	Local Park	1.00	Melton Council
LP-05	Local Open Space	Local Park	1.00	Melton Council
LP-06	Local Open Space	Local Park	1.00	Melton Council
LP-07	Local Open Space	Local Park	1.00	Melton Council
LP-08	Local Open Space	Local Park	0.39	Melton Council
LP-09	Local Open Space	Local Park	0.84	Melton Council
LP-10	Local Open Space	Local Park	1.09	Melton Council

PARK ID	TYPE	LOCATIONAL ATTRIBUTES	AREA (HA)	RESPONSIBILITY
LP-11	Local Open Space	Local Park	1.00	Melton Council
LP-12	Local Open Space	Local Park	1.00	Melton Council

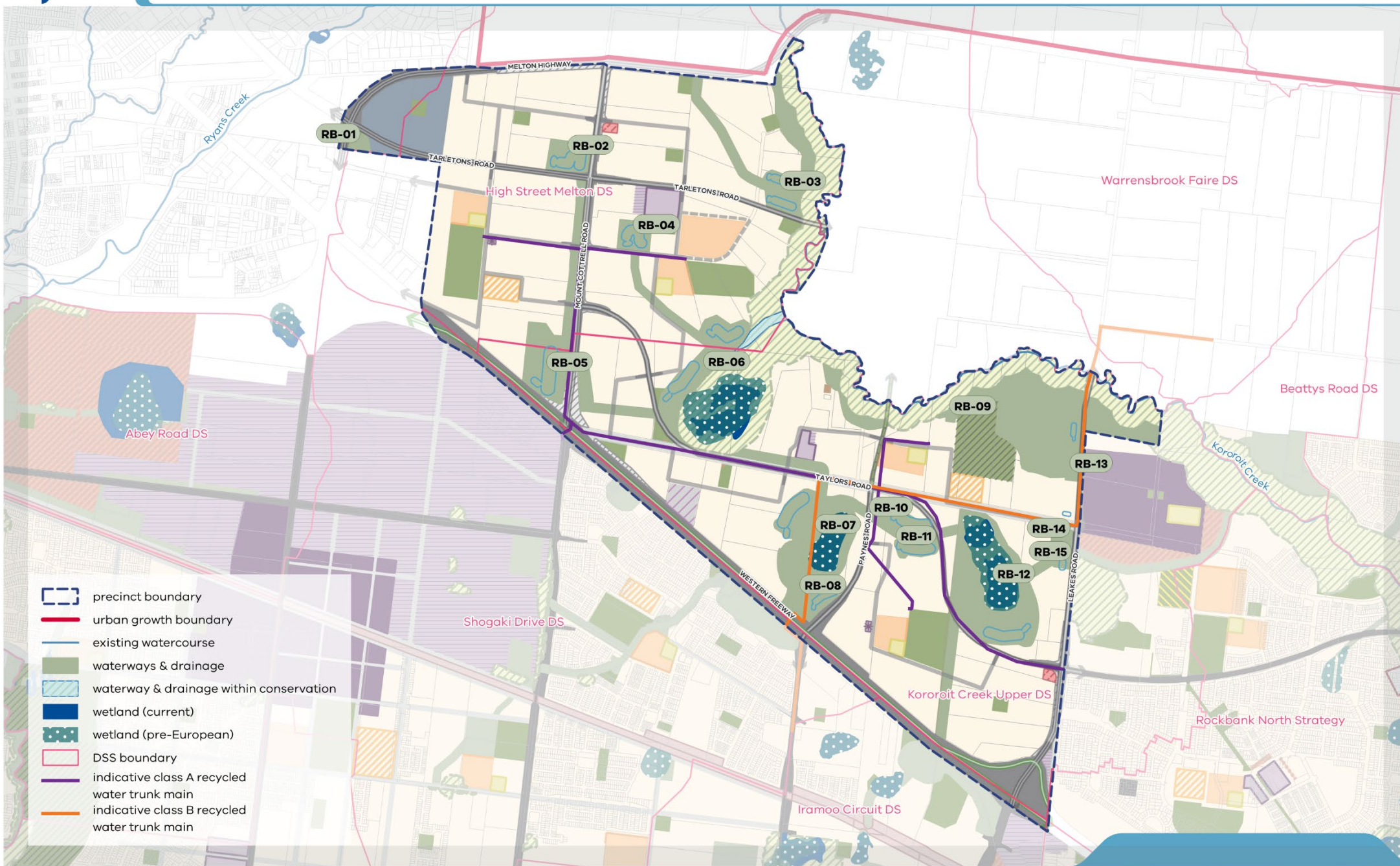
Table 14. Water infrastructure

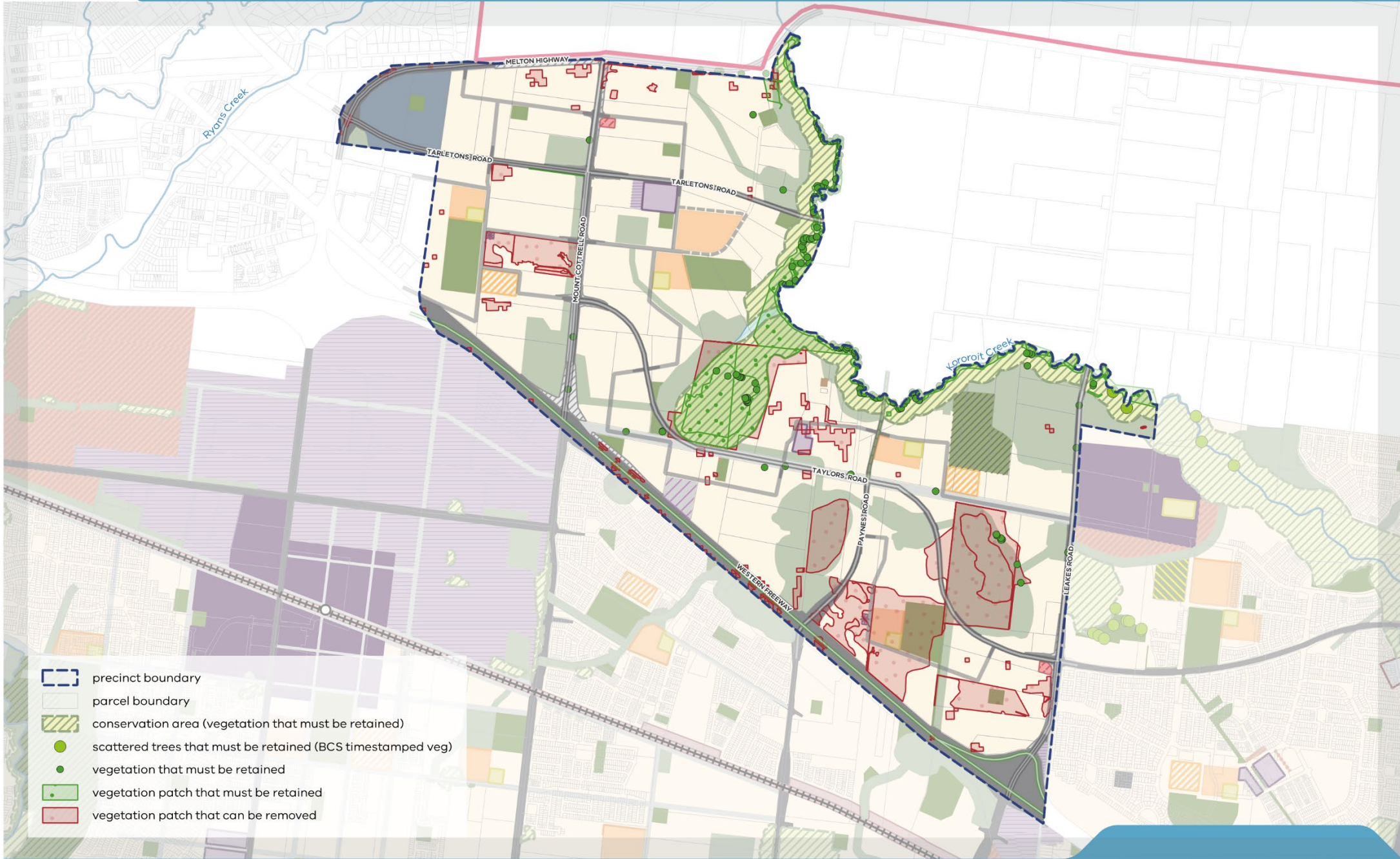
DRAINAGE SCHEME			
ASSET ID	ASSET TYPE	AREA (HA)	RESPONSIBILITY
RB-01	Drainage	1.20	Melbourne Water
RB-02	Drainage	4.69	Melbourne Water
RB-03	Drainage	4.41	Melbourne Water
RB-04	Drainage	3.53	Melbourne Water
RB-05	Drainage	10.61	Melbourne Water
RB-06	Drainage	11.64	Melbourne Water
RB-07	Drainage	21.62	Melbourne Water
RB-08	Drainage	1.51	Melbourne Water
RB-09	Drainage	0.34	Melbourne Water
RB-10	Drainage	3.28	Melbourne Water
RB-11	Drainage	2.32	Melbourne Water
RB-12	Drainage	29.74	Melbourne Water
RB-13	Drainage	0.53	Melbourne Water
RB-14	Drainage	1.46	Melbourne Water
RB-15	Drainage	0.46	Melbourne Water

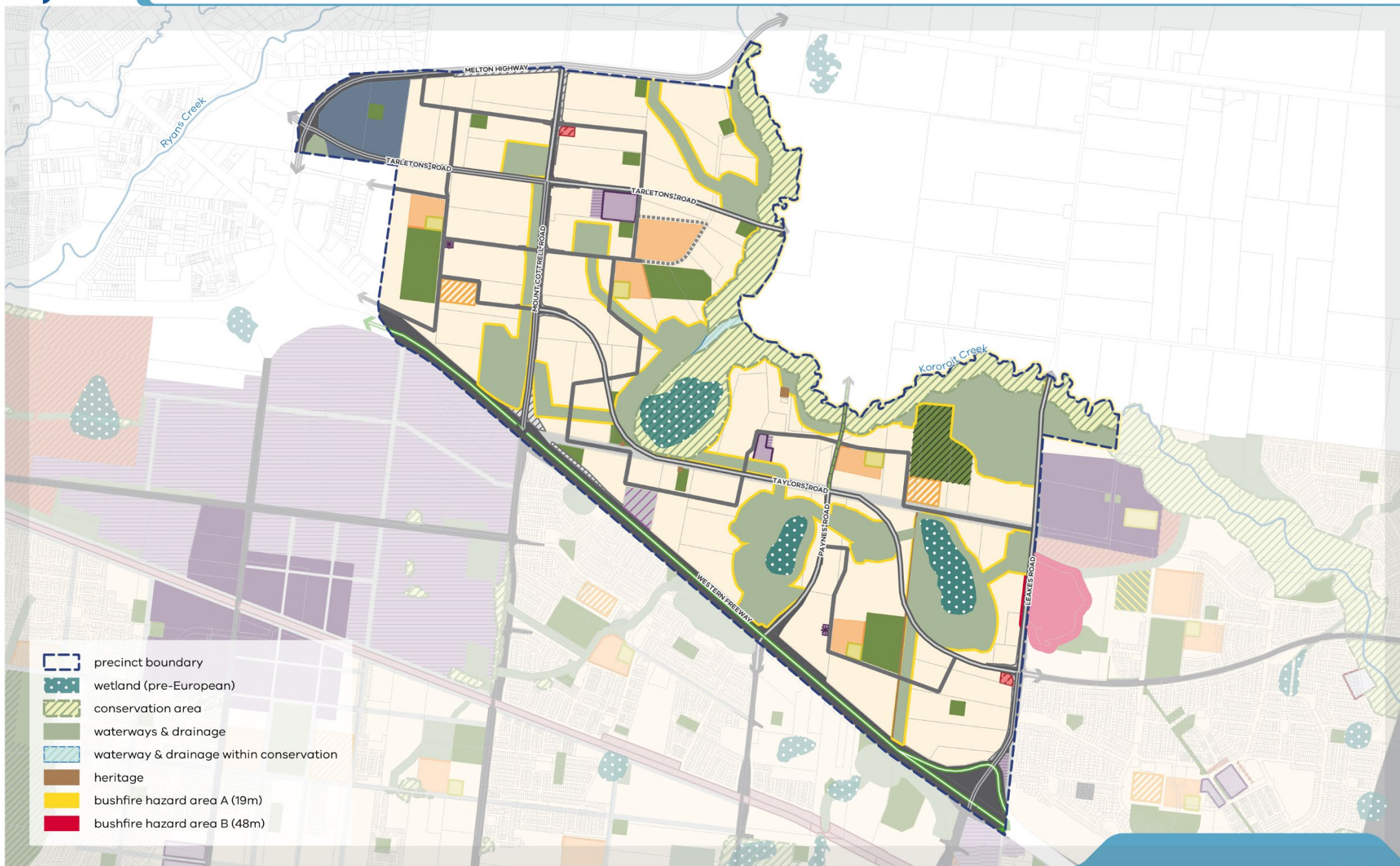
Table 15. Integrated Water Management Strategic Outcomes

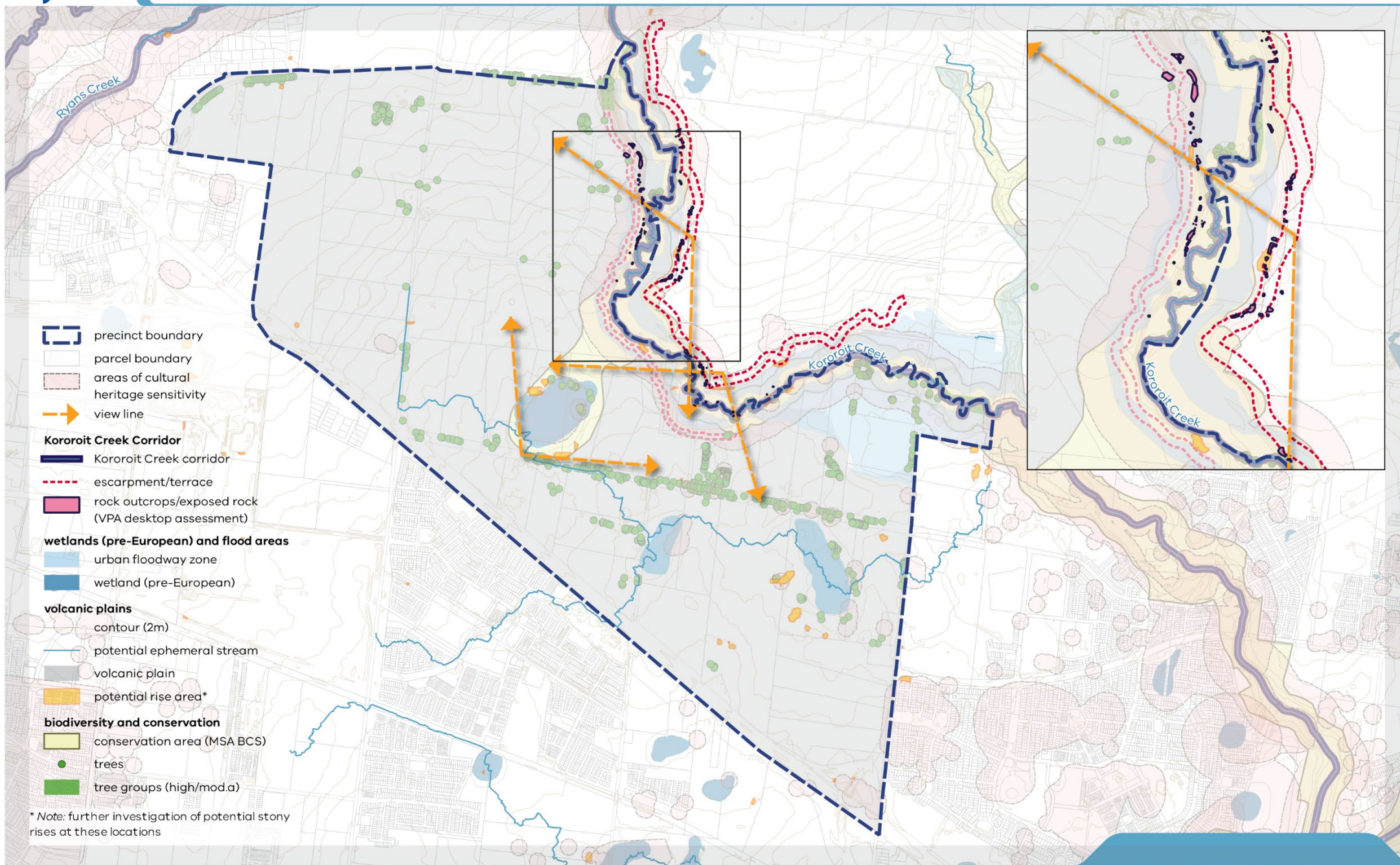
<p>IWM opportunities identified for Melton East PSP can contribute to the seven strategic outcomes in the Werribee IWM Forum Strategic Directions Statement (see below).</p> <p>The PSP cannot compel specific IWM solutions, rather setting the forward direction and investigation for key stakeholders including Council, Greater Western Water, Melbourne Water and DEECA to determine implementation, operation and maintenance requirements. Relevant key stakeholders are provided in brackets below.</p>	
	<p>Safe, secure & affordable supplies in an uncertain future</p> <ul style="list-style-type: none"> Rainwater tanks to be considered for all lots (responsible authority)
	<p>Effective & affordable wastewater systems</p> <ul style="list-style-type: none"> Recycled water for open space irrigation (Greater Western Water)
	<p>Opportunities are optimised to manage existing and future flood risks and impacts</p> <ul style="list-style-type: none"> Redirect flows from constructed wetlands and catchments to the west (Melbourne Water) Implement the Melbourne Water Development Services Scheme (Melbourne Water)
	<p>Healthy and valued waterways and marine environments</p> <ul style="list-style-type: none"> Plan waterway corridors to retain or improve connectivity for Growling Grass Frog, minimising impacts of crossings (Melbourne Water) Secure suitable water sources to supply the hydrological requirements of retained wetlands (pre-European) and future GGF habitat wetlands (Melbourne Water) Alternative water sources to supply future GGF habitat along Kororoit Creek (Melbourne Water)
	<p>Valued landscapes for health and wellbeing</p> <ul style="list-style-type: none"> Include and integrate shade ways across the PSP (responsible authority) Passive irrigation of street trees (responsible authority)
	<p>Strengthened community knowledge and local values reflected in place-based planning</p> <ul style="list-style-type: none"> Incorporate indigenous cultural heritage (through wetlands and waterways) (WWWACHC, Melbourne Water) Maximise multiple benefits (community and ecological) at western and eastern depressions (Melbourne Water, responsible authority)
	<p>Jobs, economic benefit, and innovation</p> <ul style="list-style-type: none"> Pilot project for centralised/communal rainwater collection for local use (Greater Western Water, responsible authority)











3.5 Services and destinations

3.5.1 Objectives – Services and destinations

Table 16. Place-based objectives – Services and destinations

OBJECTIVES	IMPLEMENTATION TOOLS
O24 To facilitate equitable location and accessibility of education and community infrastructure for the precinct and broader region.	R53-56 G35-40.
O25 To provide convenient access to everyday community and education facilities, and which supports social needs, services, and spaces.	R53, R54, R56 G35, G37, G40

3.5.2 Requirements and guidelines – Services and destinations

Table 17. Place-based requirements and guidelines – Services and destinations

REQUIREMENTS	
Subdivision and development involving the delivery and design of community facilities, services and public spaces must:	
R53 <ul style="list-style-type: none"> • Appropriately reflect and cater for the anticipated needs of the community • Complement the planned activity and community-related outcomes in adjoining neighbourhoods. • Provide convenient, walkable access to everyday needs, services and recreation opportunities. 	
R54 Any connector street or access street abutting a community or education facility must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points in the vicinity of the site	
R55 Any lot created for a proposed government school site must be designed and serviced to the satisfaction of the Department of Education.	
R56 Proposed school sites must have a minimum of two connector road frontages (three preferred), one of which must be a bus-capable connector road. All connector roads fronting school sites must be wide enough to simultaneously accommodate safe and efficient: <ul style="list-style-type: none"> • Pedestrian movement. • Two-way traffic and cycling movement. • Student drop-off zones, and indented parking of cars and buses. 	
GUIDELINES	
G35 Education facilities, community facilities and sports reserves should be co-located and accessible by active and public transport routes and provide an address to the street, with legible entry and exit, generally in accordance with Plan 11 Community Infrastructure.	
G36 Community and recreation infrastructure, schools, and sporting reserves which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure, street activation, permeability, safe pedestrian and cyclist access and facilitate out of hours use.	

The design and layout of schools, community facilities and sports reserves should:

G37

- Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and create a positive experience for the community
- Encourage direct access and permeability for pedestrians and cyclists through and between facilities
- Encourage efficiencies through the sharing of car parking and other complementary infrastructure
- Minimise use of fencing that may reduce integration with complementary uses
- Facilitate out of hours use
- Include canopy tree planting or physical structures to provide appropriate shade for community use.

G38

The layout of community infrastructure and open space as illustrated in Plan 11 Community Infrastructure may be altered to the satisfaction of the relevant responsible authorities.

Alterations that may impact a proposed government school site must be to the satisfaction of the Department of Education.

G39

Where the responsible authority is satisfied that land shown as a potential non-government school site is unlikely to be used for a non-government school, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone. The development or subdivision of the PSP must be 80% complete and the responsible authority must be in receipt of a letter from the proposed education provider stating that the land is no longer required.

The responsible authority must verify the need for the potential school with the education provider by referring to the Background Report and Community Infrastructure Assessment of the subject PSP area.

Further guidance on this can be found in the VPA's 'Non-government School Planning Guidance Note'.

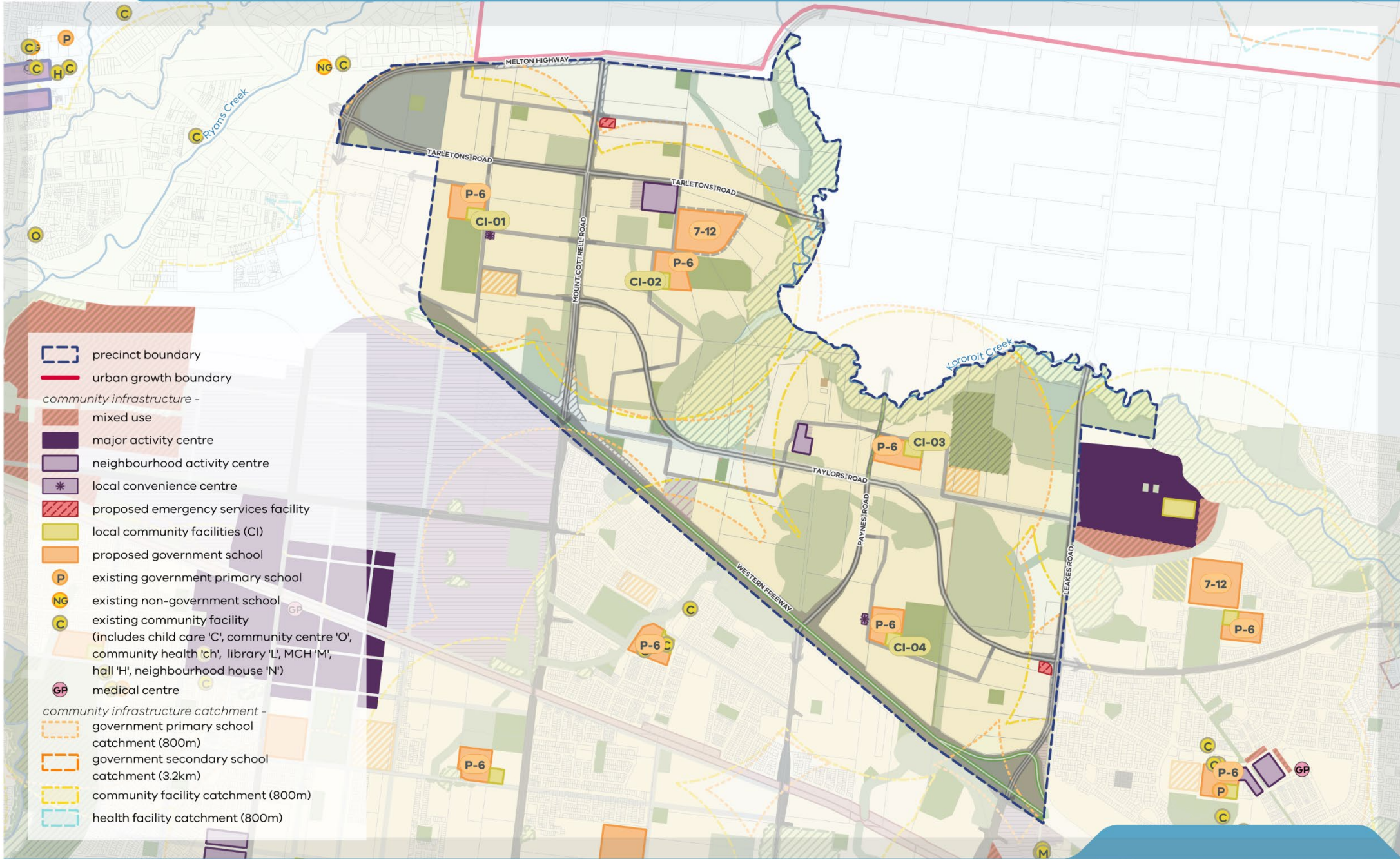
G40

Emergency service facilities should:

- be located along the arterial and connector road network
- provide an address to the street with a safe and legible entry and exit
- be generally in accordance with Plan 11 Community Infrastructure

to the satisfaction of Emergency Services Victoria and Department of Health.

Where the responsible authority is satisfied that land shown as a potential emergency facility site is unlikely to be used for an emergency service facility, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone.



3.6 Thriving local economies

3.6.1 Objectives– Thriving local economies

Table 18. Place-based objectives – Thriving local economies

OBJECTIVES	IMPLEMENTATION TOOLS
O26 To deliver activity centres that accommodate a range of jobs, services, amenities, activities, and housing that supports a full range of employment opportunities and meet the changing economic, climate and social needs of a place to support a diverse sustainable economy.	R57, R58, G41 Table 20
O27 To ensure that the location and design quality of retail and commercial focused facilities and spaces makes them inviting, attractive, and safe places to work and visit.	R57, R58, R59, G41, G43
O28 To deliver a light industrial precinct that leverages the Melton Homemaker industrial precinct and is integrated with the surrounding residential area.	R60, R61, G42

3.6.2 Requirements and guidelines – Thriving local economies

Table 19. Place-based requirements and guidelines – Thriving local economies

REQUIREMENTS
R57 Land use and development within the Neighbourhood Activity Centres must respond to the relevant criteria and concept plans in Appendix 4 Neighbourhood Activity Centre Concept Plans, unless otherwise approved by the responsible authority.
<p>Subdivision and development of the activity centres shown on Plan 5 Employment and Activity Centre must:</p> <ul style="list-style-type: none"> • Appropriately reflect and cater to the anticipated needs of the community. • Complement the planned activity and community-related outcomes in adjoining neighbourhoods • Provide convenient, walkable access to everyday retail and commercial needs and services R58 <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 • 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. • Take into account the CPTED and Safer Design Guidelines and the City of Melton Industrial Design Guidelines.
<p>Buildings as part of a Local Convenience Centre must:</p> R59 <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.

- 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.

R60 Loading and delivery spaces utilised by heavy vehicles must not front main streets and should be located to the rear and/or side streets and screened, or 'sleeved' by more active uses.

R61 Vehicular access to properties fronting the Melton Highway must be from service roads, internal loop roads and / or rear laneways. Service roads and internal loop roads must provide indented parking lanes to cater for on street parking.

GUIDELINES

Subdivision and development involving the delivery and design of activity centres should:

- G41**
- Emphasise their role as focal points for the community.
 - Support the legibility and understanding of the urban structure.
 - Make a positive contribution to the emerging place identity.

G42 Subdivision in the light industrial area should align streets to create views and direct connections to the local park.

G43 Car parking should be located away from the street frontage and designed to be provide:

- shared, consolidated parking areas.
- clear, safe and continuous paths for pedestrian travel.
- minimal direct entrances from main streets and include alternative access from other streets.
- canopy tree cover and/or shade structures.

Car parking located within the front setback area, should be setback a minimum of 3 metres from the street frontage to enable provision of sufficient landscape strips at the street frontage.

G44 Goods and material storage areas, water tanks, service infrastructure and other structures (including plant and equipment) should be located behind the building line, or where this is not possible, behind constructed screening using durable and attractive materials.

Table 20. Activity centre performance requirements

ACTIVITY CENTRE	PERFORMANCE REQUIREMENTS	PERFORMANCE OUTCOMES
Northern Neighbourhood Activity Centre	Land area (Ha) = 3.5 Retail floor space (m ²) = 13,500 Commercial floor space (m ²) = 2,500	<p>Located centrally within the north-west section of the precinct. The Northern Neighbourhood Activity Centre (NAC) is to service all residents within the precinct and meet their day-to-day retail and community needs.</p> <p>The NAC will provide for two full-line supermarkets with speciality retail and commercial floor space.</p> <p>Co-located with a government primary school, community centre and sporting reserve.</p> <p>Higher density residential and mixed-use development is envisaged as part of the overall centre concept.</p> <p>A Small-Local Enterprise Precinct will support the Northern NAC in providing employment opportunities as outlined within the Activity Centre Concept Plans (Appendix 4).</p>
Central Neighbourhood Activity Centre	Land area (Ha) = 1.4 Retail floor space (m ²) = 5,300 Commercial floor space (m ²) = 800	<p>Located within the centre of the precinct. The Central NAC is to service all residents within the south-east section of the precinct and meet their day-to-day retail and community needs, building upon the services from the Aintree Major Town Centre.</p> <p>The NAC will provide for one full-line supermarket with speciality retail and commercial floor space.</p> <p>Co-located with a government primary school and community centre, the centre will be connected through a network of active transport paths.</p> <p>Higher density residential and mixed-use development is</p>

		<p>envisaged as part of the overall centre concept.</p> <p>A Small-Local Enterprise Precinct will support the Central NAC in providing employment opportunities as outlined within the Activity Centre Concept Plans (Appendix 4).</p>
Small Local Enterprise Precincts	<p>Northern NAC: 1.25 ha</p> <p>Central NAC: 0.3 ha</p>	<p>Small Local Enterprise Precincts (SLEPs) is dedicated land on the periphery of NACs that support ancillary uses to typical town centre land uses. SLEPs should be designed to be integrated into their surrounding NAC and the active transport network, consistent with Appendix 4.</p>
Local Convenience Centre	0.1ha each	<p>The two LCC will provide small limited-line supermarket or convenience stores, and some other small non-retail uses for the local area.</p>
Light Industry	19ha (approx.)	<p>Located at the north-western corner of the precinct, this area will house light industrial and commercial land uses to provide services and employment opportunities to the growing Melton community.</p> <p>The local park in the industrial precinct will integrate with the surrounding industrial landscape and provide high-quality green space which enhances visual amenity and supports the wellbeing of workers, visitors and residents of Melton East.</p>

3.7 Infrastructure coordination

3.7.1 Objectives – Infrastructure coordination

Table 21. Place-based objectives – Infrastructure coordination

OBJECTIVES		IMPLEMENTATION TOOLS
O29	To ensure development is staged in an orderly manner that is consistent with the planned delivery of necessary infrastructure.	R62, R63, R64, R80, G45, G46, G54
O30	To plan for development that leverages existing and planned infrastructure.	R64, R70-77, R79, G45, G48, G49, G62
O31	To plan for an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water through stormwater harvesting and water recycling, and mitigates urban runoff impacts on the local waterways, contributing towards a sustainable and green urban environment.	R63, R68, R76, R78 G47, G48, G50, G51
O32	To encourage environmentally sustainable design and development and encourage the use of sustainable energy across the precinct.	R65, R66, R68, R69, G51 Appendix 6

3.7.2 Requirements and guidelines – Infrastructure coordination

Table 22. Place-based requirements and guidelines – Infrastructure coordination

REQUIREMENTS	
R62	Staging of infrastructure and development must be generally in accordance with Plan 12 Infrastructure and Development Staging and Appendix 1 Plan 13 Precinct Infrastructure Plan, and must provide for the timely provision and delivery of infrastructure to the satisfaction of the responsible authority
R63	Infrastructure and development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment, and consider opportunities for early establishment of waterways to the satisfaction of Melbourne Water and the responsible authority. Where it can be demonstrated to the satisfaction of Melbourne Water that this is not possible, staged development proposals must demonstrate how any interim solution adequately manages flow rates and flow volume, treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, to the satisfaction of water authority/retailer and the responsible authority. Development construction staging and interim solutions must avoid or mitigate the risk of soil erosion and water and waterway degradation from sodic and/or dispersive soils.
R64	Above-ground utilities (such as electricity substations, sewer pump stations, telecommunications facility, and overhead powerlines) must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood. This includes meeting requirements for mobile telecommunications infrastructure under the Commonwealth Telecommunication in New Developments

	(TIND) Policy. Land required to accommodate the infrastructure must not be counted as contributing to open space requirements specified in Table 13 Open Space Delivery.
R65	Utilities and other infrastructure must not cross conservation areas and waterway corridors identified in Plan 6 Public Realm and Plan 7 Water. Where services cannot avoid crossing or being located within a conservation area or waterway corridor, they must be located to avoid disturbance to identified environmental values.
R66	Utilities must be placed outside of BCS conservation areas, natural waterway corridors or on the outer edges of these corridors in the first instance. Where services cannot avoid crossing or being located within a conservation area or natural waterway corridor, they must be located to avoid disturbance to existing waterway and cultural values, native vegetation, areas of strategic importance to Growling Grass Frog, to the satisfaction of the DEECA, Melbourne Water, and the responsible authority. Development must be consistent with the outcomes identified in the relevant Appendix 6 Conservation Area Concept Plans and Interface Cross Sections.
R67	Planning permit applications must demonstrate how subdivision and building and works will avoid and minimise impacts on conservation areas through consolidating utilities into dedicated service corridors.
R68	Drainage from stormwater infrastructure must be designed to minimise impacts on biodiversity values, particularly habitat for matters of national environmental significance located within conservation areas.
R69	Utilities and other infrastructure must avoid traversing patches of native vegetation and habitat for matters of national environmental significance.
R70	All public open space must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space.
R71	Where an inter-parcel connection is intended or indicated in the PSP, streets must be constructed to property boundaries at the relevant stage of development required or approved by the responsible authority. Provision should be made for temporary vehicle turning until the inter-parcel connection is delivered.
	Before development commences on a property, functional layout plans of the road network must be submitted that illustrate the location of all: <ul style="list-style-type: none"> • Underground services • Driveways and crossovers • Intersection devices • Shared, pedestrian and bicycle paths • Street lights • Street trees.
R72	<p>A typical cross section of each street must also be submitted showing above-and-below ground placement of services, street lights and trees. The plans and cross sections must demonstrate how services, driveways and street lights will be placed to achieve the required road reserve width (consistent with the road cross sections outlined in Appendix 5 Standard road cross sections and function layout plans and accommodate at least the minimum street tree planting requirements.</p> <p>The plans and cross sections are to be approved by the responsible authority and all relevant service authorities before development commences and may be approved in stages to the satisfaction of the responsible authority.</p>

R73 Trunk services are to be placed along the general alignments shown on Appendix 8 Utilities Plan, subject to any refinements as advised by the relevant servicing authorities.

R74 All new electricity and existing above ground electricity cables (excluding substations and cables with voltage 66kv or greater) must be placed underground as part of the upgrade of existing roads or subdivision works.

R75 Above ground utilities (such as electricity substations, kiosk, and sewer pumps) must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood, minimise amenity impacts and be designed to the satisfaction of the relevant authority. Where that infrastructure is intended to be in public open space, the land required to accommodate that infrastructure will not be counted as contributing to public open space requirements and will be additional to the areas designated on Plan 6 Public Realm and Water.

R76 Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme to the satisfaction of Melbourne Water and the responsible authority. Final designs and boundaries of constructed wetlands, retarding basins, stormwater quality treatment infrastructure, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction the responsible authority.

R77 The delivery of underground services is to be coordinated, located, and bundled (using common trenching) to maintain the cross-section widths of paths and nature strips as shown in Appendix 5 Standard cross sections and functional layout plans and to facilitate trees and other planting within road reserve.

R78 Stormwater runoff from the development must meet the performance objectives of the CSIRO Best Practice Environmental Management Guidelines for Urban Stormwater prior to discharge to receiving waterways and as outlined on Plan 7 Water, unless otherwise approved by Melbourne Water and the responsible authority.

Proposals that exceed the performance objectives will be considered to the satisfaction of the relevant authority.

Land identified as sports reserve on Plan 7 Public Realm and required to be delivered as identified in a ICP or separate agreement must be vested in the relevant authority in the following condition:

- R79**
- Free from all existing disused structures, foundations, pipelines, stockpiles, rubbish, environmental weeds, rocks and soil contamination
 - Reasonably graded and/or topsoiled to create a safe and regular surface with a maximum 1:6 gradient
 - Seeded and top-dressed with drought-resistant grass in bare, patchy and newly-graded areas
-

R80 Until the construction of the first carriageway of Taylors Road between Beattys Road and Leakes Road at Stage 2 as per Plan 12 Infrastructure and Development Staging, subdivisions must upgrade and utilise the existing Beattys Road carriageway for access.

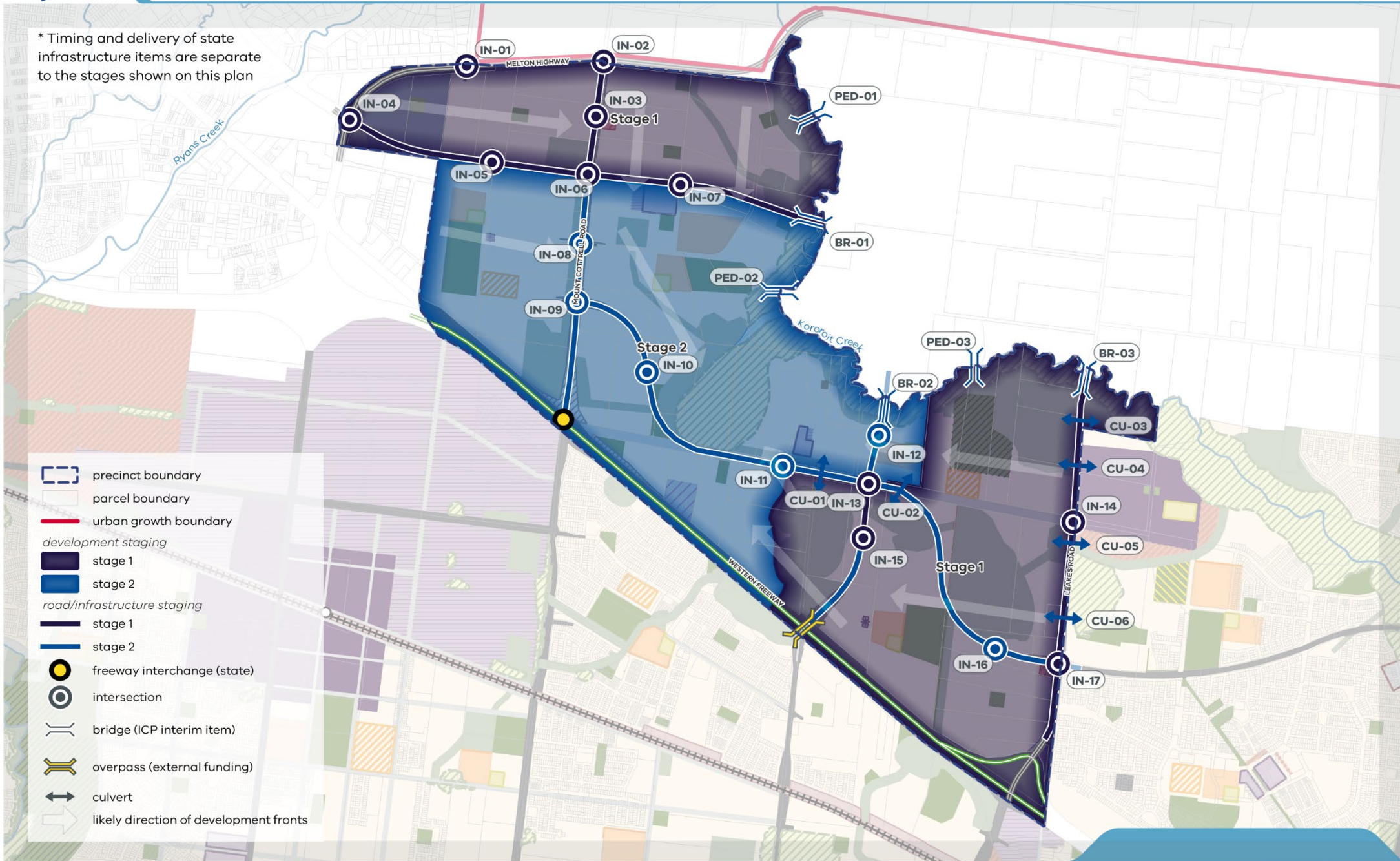
GUIDELINES

Staging of infrastructure and development should provide for the timely provision and delivery of the following infrastructure to the satisfaction of the responsible authority:

- G45**
- Connection to any arterial road network and seek to co-ordinate the delivery of these roads in conjunction with the timing of the arterial road connections located external to the precinct
 - Connector streets and connector street bridges
-

	<ul style="list-style-type: none"> • Street connections between properties, constructed to the property boundary • On- and off-road pedestrian and bicycle network paths • Safe pedestrian path/s (crushed rock or alternative interim provision where deemed appropriate) from any existing pedestrian network/s to proposed connections to facilitate connectivity to services, transport, community infrastructure and adjoining communities • Drainage infrastructure • Essential infrastructure • Land for community infrastructure, sports fields, local open space including urban agriculture.
G46	Out-of-sequence development should only be supported by negotiation and agreement between a developer and the impacted infrastructure providers and not impose unreasonable additional burden on infrastructure providers.
G47	Integrated water management systems should be designed to enable connection for the supply of treated stormwater for the Growling Grass Frog wetlands within the BCS conservation area in accordance with Melbourne Water and the DEECA.
G48	Development should demonstrate a reduced reliance on potable water through the use of alternative design features that increases the utilisation of fit-for-purpose alternative water sources such as storm water, rainwater and recycled water.
G49	Design and location of underground services should be guided by Plan 13 Precinct Infrastructure Plan.
G50	Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on Plan 6 Public Realm and Plan 7 Water Plan.
G51	<p>The design and layout of roads, road reserves, and public open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of overland flow paths.</p> <p>Water Sensitive Urban Design initiatives such as rain gardens and/or locally treated storm water for irrigation to contribute to a sustainable and green urban environment and respond to the <i>Melton East PSP Integrated Water Management Report</i> (prepared by Alluvium, May 2023).</p>
G52	Properties abutting the future Taylors Road should prioritise delivery of the road in the early stages of development, to the satisfaction of the responsible authority.
G53	Above-ground utilities including temporary utilities should be located outside of key view lines outlined within the Melton East PSP Landscape and Visual Impact Assessment (prepared by Urbis October 2022) and screened with vegetation to the satisfaction of the responsible authority.
G54	The early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages, to the satisfaction of the responsible authority.

* Timing and delivery of state infrastructure items are separate to the stages shown on this plan



PUBLIC CONSULTATION

Appendix 1 Precinct infrastructure plan

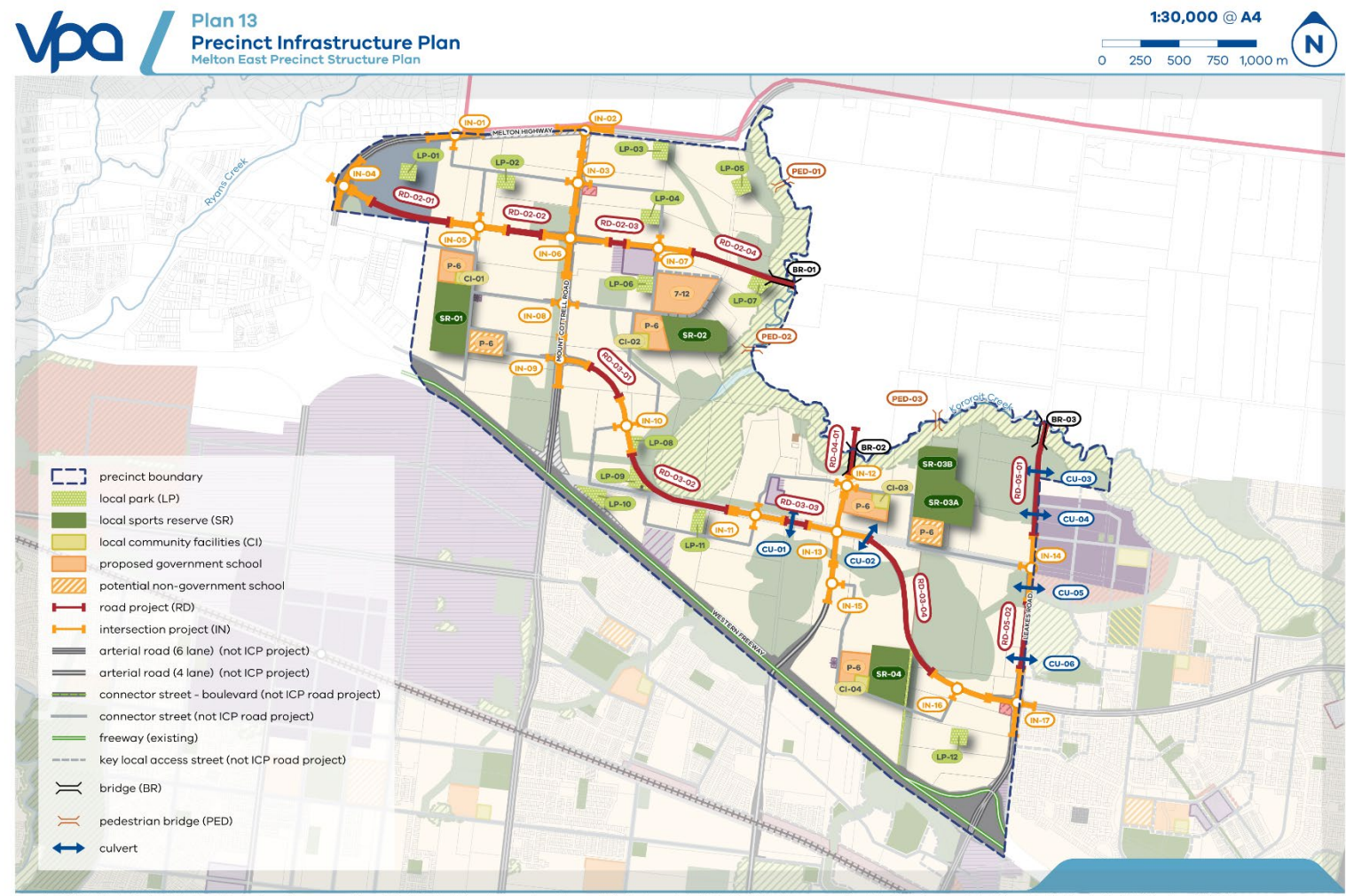


Table 23. Precinct infrastructure

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Road	RD-02-01	Tarletons Road IN-04 to IN-05	Primary Arterial Interim – first carriageway	Melton City Council	Yes	Yes	No	S	N/A	100%
Road	RD-02-02	Tarletons Road IN-05 to IN-06	Primary Arterial Interim -first carriageway	Melton City Council	Yes	Yes	No	S	N/A	100%
Road	RD-02-03	Tarletons Road IN-06 to IN-07	Secondary Arterial Interim – first carriageway	Melton City Council	Yes	Yes	Yes	S	N/A	100%
Road	RD-02-04	Tarletons Road IN-07 to BR-01	Secondary Arterial Interim – first carriageway	Melton City Council	Yes	Yes	No	S	N/A	100%
Road	RD-03-01	Taylors Road IN-09 to IN-10	Secondary Arterial Ultimate – dual carriageway	Melton City Council	Yes	Yes	No	M	N/A	100%
Road	RD-03-02	Taylors Road IN-10 to IN-11	Secondary Arterial Interim – first carriageway	Melton City Council	Yes	Yes	No	M	N/A	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Road	RD-03-03	Taylor's Road IN-11 to IN-13	Secondary Arterial Interim – first carriageway	Melton City Council	Yes	No	Yes	M	N/A	100%
Road	RD-03-04	Taylor's Road IN-13 to IN-16	Secondary Arterial Interim – first carriageway	Melton City Council	Yes	Yes	No	M	N/A	100%
Road	RD-04-01	Paynes Road (BR02 to IN-12)	Connector Boulevard Ultimate – dual carriageway	Melton City Council	Yes	No	Yes	M	N/A	100%
Road	RD-05-01	Leakes Road BR-03 to IN-14	Secondary Arterial Interim – first carriageway	Melton City Council	Yes	Yes	No	S	N/A	100%
Road	RD-05-02	Leakes Road IN-14 to IN-17	Primary Arterial Interim – first carriageway	Melton City Council	Yes	Yes	No	S	N/A	100%
Intersection	IN-01	Melton Highway and North-South Connector Boulevard	Primary/Connector Boulevard T-Signalised Ultimate	Melton City Council	Yes	Yes	No	S	N/A	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Intersection	IN-02	Melton Highway and Mount Cottrell Road	Primary/Connector Boulevard/Secondary Arterial Cross signalised Ultimate	Melton City Council	Yes	Yes	No	S	N/A	100%
Intersection	IN-03	Mount Cottrell Road and East-West Connector	Secondary/Connector Boulevard Cross signalised Ultimate	Melton City Council	Yes	No	Yes	S	N/A	100%
Intersection	IN-04	Tarletons Road and Melton Highway	Primary/Primary Cross signalised Ultimate Eastern leg – refer to benchmarks	Melton City Council	Yes	Yes	No	S	N/A	100%
Intersection	IN-05	Tarletons Road and North-South Connector	Primary/Connector Boulevard Cross Signalised Ultimate	Melton City Council	Yes	Yes	No	S	N/A	100%
Intersection	IN-06	Mount Cottrell Road and Tarletons Road	Primary/Primary/Secondary /Secondary Cross signalised	Melton City Council	Yes	Yes	No	S	N/A	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
			Ultimate							
Intersection	IN-07	Tarletons Road and North-South Connector	Secondary/Connector Boulevard Cross Signalised Ultimate	Melton City Council	Yes	Yes	No	S	N/A	100%
Intersection	IN-08	Mount Cottrell Road and East-West Connector	Primary/Connector Boulevard Cross signalised Ultimate	Melton City Council	Yes	Yes	No	M	N/A	100%
Intersection	IN-09	Taylors Road/Mount Cottrell Road/Connector	Primary/Secondary/Connector Boulevard Cross signalised Ultimate	Melton City Council	Yes	Yes	No	M	N/A	100%
Intersection	IN-10	Taylors Road and East-West Connector	Secondary/Connector Boulevard Cross signalised Ultimate	Melton City Council	Yes	Yes	No	M	N/A	100%
Intersection	IN-11	Taylors Road and North-South Connector	Secondary/Connector Boulevard Cross signalised Ultimate	Melton City Council	Yes	No	Yes	M	N/A	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Intersection	IN-12	Paynes Road and East-West Connector	Connector Boulevard/Connector Boulevard Cross signalised Ultimate	Melton City Council	Yes	No	Yes	M	N/A	100%
Intersection	IN-13	Taylor's Road and Paynes Road	Connector Boulevard/Secondary Arterial/Secondary Arterial Cross signalised Ultimate	Melton City Council	Yes	No	Yes	S	N/A	100%
Intersection	IN-14	Leakes Road and Beattys Road	Secondary Arterial/Primary Arterial/Connector Boulevard Cross signalised Ultimate	Melton City Council	Yes	Yes	No	S	N/A	100%
Intersection	IN-15	Paynes Road and East Connector	Secondary Arterial/Connector Boulevard T-signalised Ultimate	Melton City Council	Yes	Yes	No	S	N/A	100%
Intersection	IN-16	Taylor's Road and a South Connector	Secondary Arterial/Connector Boulevard	Melton City Council	Yes	Yes	No	M	N/A	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
			T-signalised Ultimate							
Intersection	IN-17	Taylor's Road and Leakes Road	Secondary Arterial/Primary Arterial/Existing Road Cross signalised Ultimate	Melton City Council	Yes	Yes	No	S	N/A	100%
Bridge	BR-01	Tarletons Road crossing Kororoit Creek	Construction of an arterial road bridge (interim standard)	Melton City Council	Yes	Yes	No	L	Warrensbrook ICP	50.00%
Bridge	BR-02	Paynes Road crossing Kororoit Creek	Construction of a connector road bridge (interim standard)	Melton City Council	Yes	Yes	Yes	L	Warrensbrook ICP	50.00%
Bridge	BR-03	Leakes Road crossing Kororoit Creek	Construction of an arterial road bridge (interim standard)	Melton City Council	Yes	Yes	No	L	Warrensbrook ICP	50.00%
Culvert	CU-01	Taylor's Road (RD-03)	Construction of a culvert under a 4 lane primary arterial road (interim extent)	Melton City Council	Yes	Yes	No	M	N/A	100%

CATEGO RY	PIP REFERE NCE NO.	TITLE	DESCRIPTION	LEAD AGENC Y	COMPONENT INCLUDED IN ICP			TIMI NG	APPORTION MENT FUNDING SOURCE	APPORTION MENT
					ULTIM ATE LAND	INTERIM CONSTRUC TION	ULTIMATE CONSTRUC TION			
Culvert	CU-02	Taylors Road (RD-03)	Construction of a culvert under a 4 lane primary arterial road (interim extent)	Melton City Council	Yes	Yes	No	M	N/A	100%
Culvert	CU-03	Taylors Road (RD-05)	Construction of a culvert under a 4 lane primary arterial road (interim extent)	Melton City Council	Yes	Yes	No	S	N/A	100%
Culvert	CU-04	Taylors Road (RD-05)	Construction of a culvert under a 4 lane primary arterial road (interim extent)	Melton City Council	Yes	Yes	No	S	N/A	100%
Culvert	CU-05	Taylors Road (RD-05)	Construction of a culvert under a 4 lane primary arterial road (interim extent)	Melton City Council	Yes	Yes	No	S	N/A	100%
Culvert	CU-06	Taylors Road (RD-05)	Construction of a culvert under a 4 lane primary arterial road (interim extent)	Melton City Council	Yes	Yes	No	S	N/A	100%
Pedestrian Bridge	PED-01	Pedestrian bridge	Construction of a shared pedestrian and cyclist bridge	Melton City Council	Yes	N/A	Yes	L	Warrensbrook ICP	50.00%
Pedestrian Bridge	PED-02	Pedestrian bridge	Construction of a shared pedestrian and cyclist bridge	Melton City Council	Yes	N/A	Yes	L	Warrensbrook ICP	50.00%
Pedestrian Bridge	PED-03	Pedestrian bridge	Construction of a shared pedestrian and cyclist bridge	Melton City Council	Yes	N/A	Yes	L	Warrensbrook ICP	50.00%
Community	CI-01	Community Facilities	Purchase of land and construction of a proposed community facility	Melton City Council	Yes	N/A	Yes	M	N/A	100%

CATEGO RY	PIP REFERE NCE NO.	TITLE	DESCRIPTION	LEAD AGENC Y	COMPONENT INCLUDED IN ICP			TIMI NG	APPORION MENT FUNDING SOURCE	APPORION MENT
					ULTIM ATE LAND	INTERIM CONSTRUC TION	ULTIMATE CONSTRUC TION			
Infrastruc ture										
Communi ty Infrastruc ture	CI-02	Community Facilities	Purchase of land and construction of a proposed community facility	Melton City Council	Yes	N/A	Yes	M	N/A	100%
Communi ty Infrastruc ture	CI-03	Community Facilities	Purchase of land and construction of a proposed community facility	Melton City Council	Yes	N/A	Yes	M	N/A	100%
Communi ty Infrastruc ture	CI-04	Community Facilities	Purchase of land and construction of a proposed community facility	Melton City Council	Yes	N/A	Yes	S	N/A	100%
Governm ent School	P-6	Proposed P6 School	Purchase of land and construction of a Proposed Government Primary School	The Depart ment of Educati on	N/A	N/A	N/A	N/A	N/A	
Governm ent School	P-6	Proposed P6 School	Purchase of land and construction of a Proposed Government Primary School	The Depart ment of Educati on	N/A	N/A	N/A	N/A	N/A	
Governm ent School	P-6	Proposed P6 School	Purchase of land and construction of a Proposed Government Primary School	The Depart ment of Educati on	N/A	N/A	N/A	N/A	N/A	
Governm ent School	P-6	Proposed P6 School	Purchase of land and construction of a Proposed Government Primary School	The Depart ment of	N/A	N/A	N/A	N/A	N/A	

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
				Education						
Government School	7-12	Proposed 7-12 School	Purchase of land and construction of a Proposed Government Secondary School	The Department of Education	N/A	N/A	N/A	N/A	N/A	
Local Park	LP-01	Passive Open Space	Provision of land for a local park	The Department of Education	Yes	No	No	S	N/A	100%
Local Park	LP-02	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	S	N/A	100%
Local Park	LP-03	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	S	N/A	100%
Local Park	LP-04	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	S	N/A	100%
Local Park	LP-05	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	S	N/A	100%
Local Park	LP-06	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	M	N/A	100%
Local Park	LP-07	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	M	N/A	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Local Park	LP-08	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	M	N/A	100%
Local Park	LP-09	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	M	N/A	100%
Local Park	LP-10	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	M	N/A	100%
Local Park	LP-11	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	M	N/A	100%
Local Park	LP-12	Passive Open Space	Provision of land for a local park	Melton City Council	Yes	No	No	M	N/A	100%
Sporting Reserve	SR-01	Sports Field	Land and construction of sports fields and hard courts colocated with the north-western local convenience centre	Melton City Council	Yes	N/A	Yes	M	N/A	100%
Sporting Reserve	SR-01c	Sports pavilion – 2 playing areas	Construction of multi purpose pavilion colocated with the north- western local convenience centre	Melton City Council	Yes	N/A	Yes	M	N/A	100%
Sporting Reserve	SR-02	Sports Field	Land and construction of sports fields and hard courts colocated with the northern local town centre	Melton City Council	Yes	N/A	Yes	M	N/A	100%
Sporting Reserve	SR-02c	Sports pavilion – 2 playing areas	Construction of multi purpose pavilion colocated with the northern local town centre	Melton City Council	Yes	N/A	Yes	M	N/A	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Sporting Reserve	SR-03a	Sports Field	Land and construction of sports fields and hard courts co-located with the in the north-east of Kororoit Creek	Melton City Council	Yes	N/A	Yes	S-M	N/A	100%
Sporting Reserve	SR-03ac	Sports pavilion – 3 playing areas	Construction of multipurpose pavilion colocated with the north-east of Kororoit Creek	Melton City Council	Yes	N/A	Yes	S-M	N/A	100%
Sporting Reserve	SR-03b	Sports Field	Land and construction of a training field, co-located with the north-east of Kororoit Creek	Melton City Council	Yes	N/A	N/A	S-M	Melton City Council	-
Sporting Reserve	SR-04	Sports Field	Land and construction of sports fields and hard courts colocated with the southern local convenience centre	Melton City Council	Yes	N/A	Yes	S	N/A	100%
Sporting Reserve	SR-04-c	Sports pavilion – 2 playing areas	Construction of multi purpose pavilion colocated with the southern local convenience centre	Melton City Council	Yes	N/A	Yes	S	N/A	100%

Appendix 2 Summary land use budget & property-specific land use budget

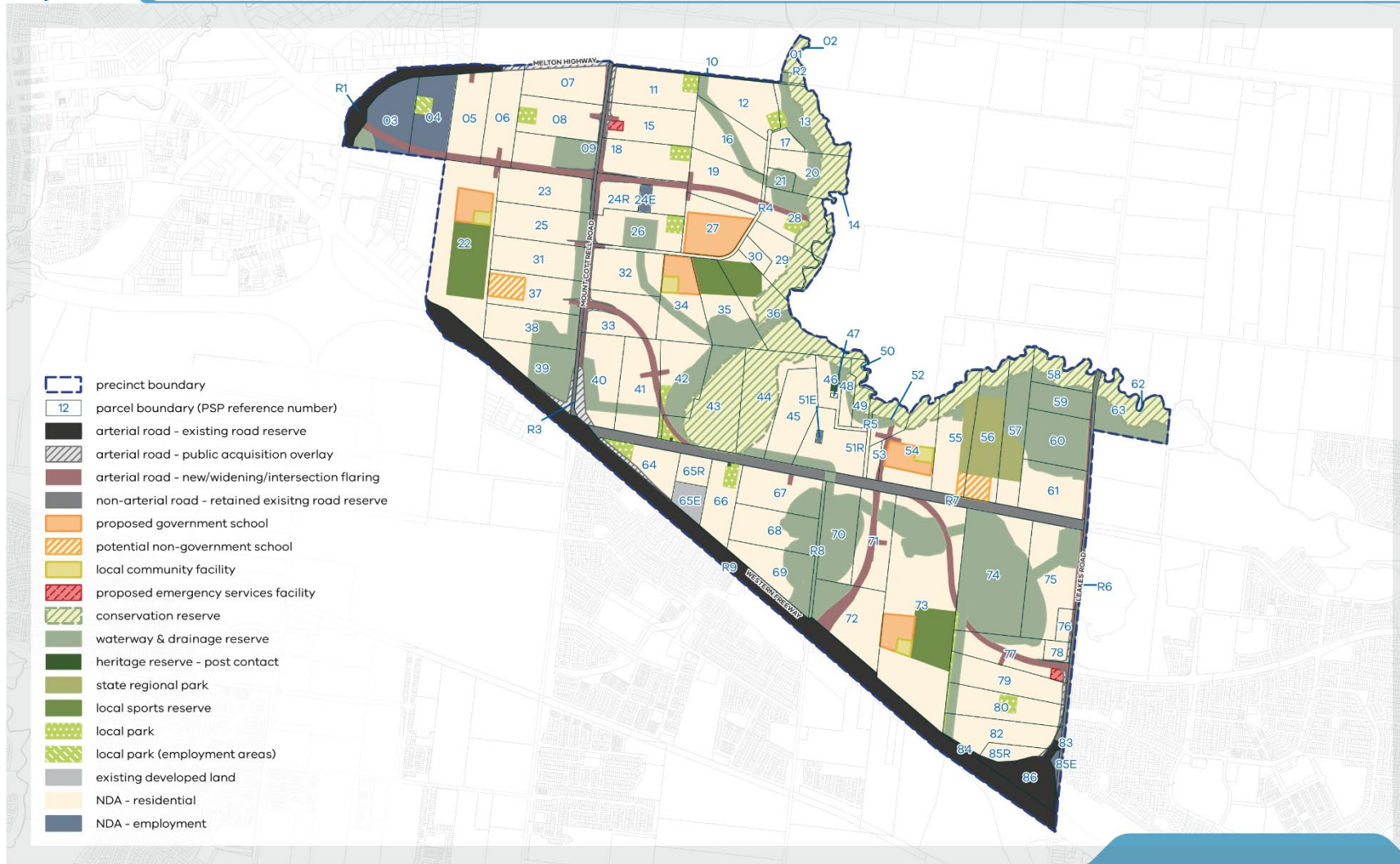


Table 24. Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	1,005		
TRANSPORT			
Arterial Road - Existing Road Reserve	66.03	6.57%	13.16%
Arterial Road - Public Acquisition Overlay	6.97	0.69%	1.39%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	35.66	3.55%	7.10%
Existing Public Acquisition Overlay	1.89	0.19%	0.38%
Non-Arterial Road - New / Widening / Intersection Flaring (ICP land)	-	-	-
Non-Arterial Road - Retained Existing Road Reserve	28.44	2.83%	5.67%
Public Transport Facilities / Reserve	-	-	-
SUB-TOTAL TRANSPORT	138.99	13.83%	27.69%
COMMUNITY & EDUCATION			
ICP Community Facilities	3.60	0.36%	0.72%
Government School	22.40	2.23%	4.46%
Potential Non-Government School	6.00	0.60%	1.20%
Emergency Services	1.00	0.10%	0.20%
SUB-TOTAL COMMUNITY & EDUCATION	33.00	3.28%	6.58%
OPEN SPACE			
UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE			
Conservation Reserve (BCS)	91.68	9.12%	18.27%
Heritage	1.84	0.18%	0.37%
Waterway and Drainage Reserve	181.27	18.03%	36.12%
SUB-TOTAL UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE	274.78	27.34%	54.75%
CREDITED OPEN SPACE			
Local Network Park (ICP land)	11.85	1.18%	2.36%
Local Sports Reserve (ICP land)	26.00	2.59%	5.18%
Regional Sports Reserve (ICP land)	15.00	1.49%	2.99%
SUB-TOTAL CREDITED OPEN SPACE	52.85	5.26%	10.53%
TOTAL ALL OPEN SPACE	327.63	32.60%	65.28%
OTHER			
Existing Commercial Land	3.62	0.36%	0.72%
SUB-TOTAL OTHER	3.62	0.36%	0.72%
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	501.88	49.93%	
NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) Ha	480.60	47.82%	
NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) Ha	21.28	2.12%	

Table 25. Property-specific land use budget

PARCEL ID	TOTAL AREA (HECTARES)	LAND USE	TRANSPORT					COMMUNITY/ EDUCATION			OPEN SPACE				HERITAGE	EXISTING COMMERCIAL LAND	EMERGENCY SERVICES	TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)
			Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Non-Arterial Road - Retained Existing Road Reserve	Existing Public Acquisition Overlay	Government School	Potential Non-Government School	ICP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Regional Sports Reserve (ICP land)							
01	1.69	Residential	-	-	-	-	-	-	-	-	1.65	0.05	-	-	-	-	-	-	-	-	-	-
02	0.25	Residential	-	-	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	-	-	-	-
03	12.15	Employment	-	-	1.41	-	-	-	-	-	-	1.20	-	-	-	-	-	9.54	10.94	1.41	-	-
04	11.57	Employment	-	-	0.94	-	-	-	-	-	-	-	-	1.00	-	-	-	9.62	11.57	0.94	-	1.00
05	11.56	Residential	-	-	1.03	-	-	-	-	-	-	-	-	-	-	-	-	10.54	11.56	1.03	-	-
06	11.56	Residential	-	-	1.01	-	0.40	-	-	-	-	-	-	-	-	-	-	10.15	11.16	1.01	-	-
07	11.59	Residential	-	-	0.22	-	1.48	-	-	-	-	-	-	-	-	-	-	9.89	10.11	0.22	-	-
08	11.56	Residential	-	0.06	0.25	-	-	-	-	-	-	-	-	1.00	-	-	-	10.25	11.50	0.25	1.00	-
09	11.56	Residential	-	0.08	2.17	-	-	-	-	-	-	4.69	-	-	-	-	-	4.63	6.79	2.17	-	-
10	1.32	Residential	1.14	-	-	-	-	-	-	-	0.12	0.06	-	-	-	-	-	-	-	-	-	-
11	12.00	Residential	-	0.42	0.15	-	-	-	-	-	-	-	-	1.00	-	-	-	10.44	11.58	0.15	1.00	-
12	12.01	Residential	-	-	-	-	-	-	-	-	-	0.91	-	0.65	-	-	-	10.44	11.09	-	0.65	-
13	10.47	Residential	-	-	-	-	-	-	-	-	5.37	4.08	-	0.35	-	-	-	0.68	1.02	-	0.35	-
14	3.26	Residential	-	-	-	-	-	-	-	-	3.21	0.05	-	-	-	-	-	-	-	-	-	-
15	12.00	Residential	-	0.26	0.50	-	-	-	-	-	-	-	-	-	-	-	0.50	10.75	11.25	0.50	-	-
16	12.00	Residential	-	-	-	-	-	-	-	-	-	2.74	-	-	-	-	-	9.27	9.27	-	-	-

17	1.95	Residential	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	1.93	1.93	-	-	-
18	12.00	Residential	-	0.18	0.53	-	-	-	-	-	-	-	-	1.00	-	-	-	-	10.29	11.82	0.53	1.00	-
19	12.00	Residential	-	-	1.81	-	-	-	-	-	-	0.58	-	-	-	-	-	-	9.62	11.43	1.81	-	-
20	10.10	Residential	-	-	-	-	-	-	-	-	4.44	2.38	-	-	-	-	-	-	3.28	3.28	-	-	-
21	2.00	Residential	-	-	-	-	-	-	-	-	-	1.83	-	-	-	-	-	-	0.17	0.17	-	-	-
22	33.93	Residential	-	-	0.19	-	-	3.50	-	0.80	-	-	10.00	-	-	-	-	-	19.44	30.43	0.19	10.80	-
23	12.00	Residential	-	0.06	0.07	-	-	-	-	-	-	1.16	-	-	-	-	-	-	10.72	10.79	0.07	-	-
24E	1.25	Employment	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	1.25	1.25	0.00	-	-
24R	10.75	Residential	-	0.12	2.56	-	-	-	-	-	-	-	-	-	-	-	-	-	8.07	10.63	2.56	-	-
25	12.00	Residential	-	0.03	0.24	-	-	-	-	-	-	0.99	-	-	-	-	-	-	10.75	10.98	0.24	-	-
26	12.00	Residential	-	0.12	0.37	-	-	-	-	-	-	3.53	-	1.00	-	-	-	-	6.99	8.36	0.37	1.00	-
27	12.00	Residential	-	-	0.10	-	-	8.40	-	-	-	-	-	-	-	-	-	-	3.50	3.60	0.10	-	-
28	12.26	Residential	-	-	1.04	-	-	-	-	-	5.17	2.30	-	1.00	-	-	-	-	2.75	4.80	1.04	1.00	-
29	10.11	Residential	-	-	-	-	-	-	-	-	4.80	0.02	-	-	-	-	-	-	5.28	5.28	-	-	-
30	2.14	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.14	2.14	-	-	-
31	12.00	Residential	-	0.01	0.08	-	-	-	-	-	-	1.16	-	-	-	-	-	-	10.75	10.83	0.08	-	-
32	12.00	Residential	-	0.15	0.56	-	-	-	-	-	-	1.40	-	-	-	-	-	-	9.90	10.46	0.56	-	-
33	12.00	Residential	-	0.41	2.03	-	-	-	-	-	-	0.12	-	-	-	-	-	-	9.44	11.47	2.03	-	-
34	13.25	Residential	-	-	-	-	-	3.50	-	1.00	-	1.87	-	-	-	-	-	-	6.88	7.88	-	1.00	-
35	13.05	Residential	-	-	-	-	-	-	-	-	0.46	4.84	4.01	-	-	-	-	-	3.74	7.75	-	4.01	-
36	17.41	Residential	-	-	-	-	-	-	-	-	9.81	1.33	3.99	-	-	-	-	-	2.28	6.28	-	3.99	-
37	12.00	Residential	-	0.08	0.32	-	-	-	3.00	-	-	0.93	-	-	-	-	-	-	7.67	7.99	0.32	-	-
38	12.00	Residential	-	-	0.19	-	-	-	-	-	-	3.78	-	-	-	-	-	-	8.03	8.22	0.19	-	-
39	12.00	Residential	-	0.96	0.10	-	-	-	-	-	-	7.50	-	-	-	-	-	-	3.44	3.54	0.10	-	-
40	14.45	Residential	-	1.97	0.40	-	-	-	-	-	-	3.05	-	-	-	-	-	-	9.03	9.43	0.40	-	-
41	14.61	Residential	-	-	1.66	-	-	-	-	-	-	1.44	-	0.00	-	-	-	-	11.51	13.17	1.66	0.00	-
42	12.09	Residential	-	-	0.47	-	-	-	-	-	0.62	5.11	-	0.66	-	-	-	-	5.22	6.35	0.47	0.66	-
43	19.01	Residential	-	-	0.77	-	-	-	-	-	14.58	3.03	-	0.57	-	0.06	-	-	-	1.34	0.77	0.57	-
44	16.43	Residential	-	-	-	-	-	-	-	-	12.71	0.67	-	-	-	-	-	-	3.06	3.06	-	-	-
45	12.07	Residential	-	-	-	-	-	-	-	-	-	0.97	-	-	-	-	-	-	11.09	11.09	-	-	-
46	5.06	Residential	-	-	-	-	-	-	-	-	0.47	0.57	-	-	-	0.30	-	-	3.73	3.73	-	-	-
47	0.11	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.11	0.11	-	-	-
48	3.34	Residential	-	-	-	-	-	-	-	-	1.12	0.92	-	-	-	-	-	-	1.30	1.30	-	-	-
49	3.53	Residential	-	-	-	-	-	-	-	-	2.52	0.67	-	-	-	-	-	-	0.34	0.34	-	-	-
50	0.32	Residential	-	-	-	-	-	-	-	-	0.32	-	-	-	-	-	-	-	-	-	-	-	-
51E	0.30	Employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.30	0.30	-	-	-
51R	11.75	Residential	-	-	-	-	-	-	-	-	-	1.41	-	-	-	-	-	-	10.34	10.34	-	-	-

52	4.30	Residential	-	-	0.40	-	-	-	-	-	2.07	0.80	-	-	-	-	-	-	1.04	1.44	0.40	-	-
53	1.62	Residential	-	-	0.12	-	-	-	-	-	-	-	-	-	-	-	-	-	1.50	1.62	0.12	-	-
54	13.78	Residential	-	-	0.88	-	-	3.50	-	1.00	2.35	-	-	-	-	-	-	-	6.06	7.94	0.88	1.00	-
55	14.85	Residential	-	-	-	-	-	-	0.71	-	3.17	0.83	-	-	2.86	-	-	-	7.29	10.14	-	-	-
56	14.85	Residential	-	-	-	-	-	-	2.29	-	1.94	1.23	-	-	8.68	-	-	-	0.71	9.40	-	-	-
57	12.82	Residential	-	-	-	-	-	-	-	-	1.64	5.58	-	-	3.46	-	-	-	2.15	5.61	-	-	-
58	5.96	Residential	-	-	0.00	-	-	-	-	-	4.81	1.15	-	-	-	-	-	-	-	0.00	0.00	-	-
59	6.34	Residential	-	-	0.18	-	-	-	-	-	-	6.16	-	-	-	-	-	-	-	0.18	0.18	-	-
60	12.30	Residential	-	-	0.48	-	-	-	-	-	-	11.67	-	-	-	-	-	-	0.15	0.63	0.48	-	-
61	12.25	Residential	-	-	0.44	-	-	-	-	-	-	1.98	-	-	-	-	-	-	9.84	10.27	0.44	-	-
62	0.48	Residential	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-	-	-	-	-	-	-	-
63	12.10	Residential	-	-	0.03	-	-	-	-	-	6.43	5.64	-	-	-	-	-	-	-	0.03	0.03	-	-
64	7.97	Residential	-	0.97	-	-	-	-	-	-	-	-	-	1.09	-	-	-	-	5.91	7.00	-	1.09	-
65R	3.46	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.46	3.46	-	-	-
65E	3.62	Employment	-	-	-	-	-	-	-	-	-	-	-	-	-	3.62	-	-	-	-	-	-	-
66	8.92	Residential	-	-	-	-	-	-	-	-	-	-	-	1.00	-	0.09	-	-	7.84	8.84	-	1.00	-
67	11.97	Residential	-	-	0.17	-	-	-	-	-	-	2.63	-	-	-	-	-	-	9.17	9.34	0.17	-	-
68	12.00	Residential	-	-	-	-	-	-	-	-	-	4.21	-	-	-	-	-	-	7.80	7.80	-	-	-
69	12.02	Residential	-	-	-	-	-	-	-	-	-	5.22	-	-	-	-	-	-	6.79	6.79	-	-	-
70	12.95	Residential	-	-	-	-	-	-	-	-	-	11.34	-	-	-	-	-	-	1.62	1.62	-	-	-
71	12.95	Residential	-	-	2.62	-	-	-	-	-	-	2.46	-	-	-	-	-	-	7.87	10.49	2.62	-	-
72	15.96	Residential	-	-	2.39	-	-	-	-	-	-	3.30	-	-	-	-	-	-	10.28	12.66	2.39	-	-
73	55.05	Residential	-	-	2.42	-	-	3.50	-	0.80	-	7.33	8.00	-	-	0.85	-	-	32.15	43.37	2.42	8.80	-
74	29.81	Residential	-	-	0.33	-	-	-	-	-	-	26.16	-	0.11	-	0.30	-	-	2.91	3.35	0.33	0.11	-
75	20.03	Residential	-	-	0.82	-	-	-	-	-	-	8.62	-	-	-	-	-	-	10.59	11.41	0.82	-	-
76	2.03	Residential	-	-	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-	1.80	2.03	0.22	-	-
77	11.72	Residential	-	-	2.61	-	-	-	-	-	-	2.32	-	0.12	-	0.05	-	0.50	6.12	8.85	2.61	0.12	-
78	2.02	Residential	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	1.97	2.02	0.05	-	-
79	11.74	Residential	-	-	0.11	-	-	-	-	-	-	1.03	-	0.14	-	0.07	-	-	10.39	10.64	0.11	0.14	-
80	11.64	Residential	-	0.20	-	-	-	-	-	-	-	1.03	-	1.10	-	0.07	-	-	9.24	10.34	-	1.10	-
81	0.10	Residential	-	-	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
82	10.84	Residential	-	0.05	-	-	-	-	-	-	-	0.78	-	0.05	-	0.05	-	-	9.92	9.97	-	0.05	-
83	0.27	Residential	-	-	-	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	0.67	Residential	0.67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85E	0.57	Employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.57	0.57	-	-	-
85R	3.26	Residential	-	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.17	3.17	-	-	-
86	7.91	Residential	7.91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Sub-Total	913.03		9.72	6.22	35.41	0.37	1.89	22.40	6.00	3.60	90.48	178.81	26.00	11.85	15.00	1.84	3.62	1.00	498.82	590.67	35.41	40.45	1.00
R1	7.85	Residential	7.85	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
R2	0.83	Residential	-	-	-	-	-	-	-	-	0.60	0.23	-	-	-	-	-	-	-	-	-	-	-
R3	4.42	Residential	-	-	-	4.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
R4	3.40	Residential	-	0.01	0.25	-	-	-	-	-	-	0.12	-	-	-	-	-	-	3.03	3.28	0.25	-	-
R5	1.34	Residential	-	-	-	-	-	-	-	-	0.51	0.14	-	-	-	-	-	-	0.69	0.69	-	-	-
R6	5.40	Residential	-	-	-	5.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
R7	18.67	Residential	-	-	-	18.25	-	-	-	-	0.09	0.34	-	-	-	-	-	-	-	-	-	-	-
R8	1.70	Residential	-	-	-	-	-	-	-	-	-	1.62	-	-	-	-	-	-	0.08	0.08	-	-	-
R9	48.47	Residential	48.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PSP	1,005.11		66.03	6.23	35.66	28.44	1.89	22.40	6.00	3.60	91.68	181.27	26.00	11.85	15.00	1.84	3.62	1.00	501.88	594.72	35.66	40.45	1.00

PUBLIC CONSULTATION

Appendix 3 Activity centre performance requirements & guidelines and design criteria

Table 26. Activity centre performance requirements and guidelines

ACTIVITY CENTRE ELEMENT	PERFORMANCE REQUIREMENTS	PERFORMANCE GUIDELINES
Key design elements	<ol style="list-style-type: none"> 1. Must address all relevant elements of the Urban Design Guidelines of Victoria. 2. Must integrate the activity centre core with the surrounding neighbourhoods, public transport, and community facilities. 3. A centralised village square to be provided that will act as forecourt to the mixed use and focal point for surrounding retail and residential uses. 4. The main streets to be designed to include dense canopy tree provision, outdoor dining and pedestrian activity and on-street parking. 	<ol style="list-style-type: none"> 1. Should respond to the surrounding site features, including the waterways, open space areas and other points of interest to create views and connections and the stories of the place. 2. Should provide a neighbourhood with a pedestrian and active transport priority, with a focus on creating a resilient and accessible 20-minute neighbourhood. 3. Mixed-use precincts should provide retail and/or office and commercial at ground level and primarily residential above ground level. 4. Minimise barriers to pedestrian, bicycle/micro-mobility active transport access to the centre, notably across the north south connector boulevard road and loading and car parking areas. 5. Development blocks should be based on a permeable layout to enable flexibility to suit a variety of land uses and allow viable short-term development as well as efficient long-term evolution.

Table 27. Activity centre design principles

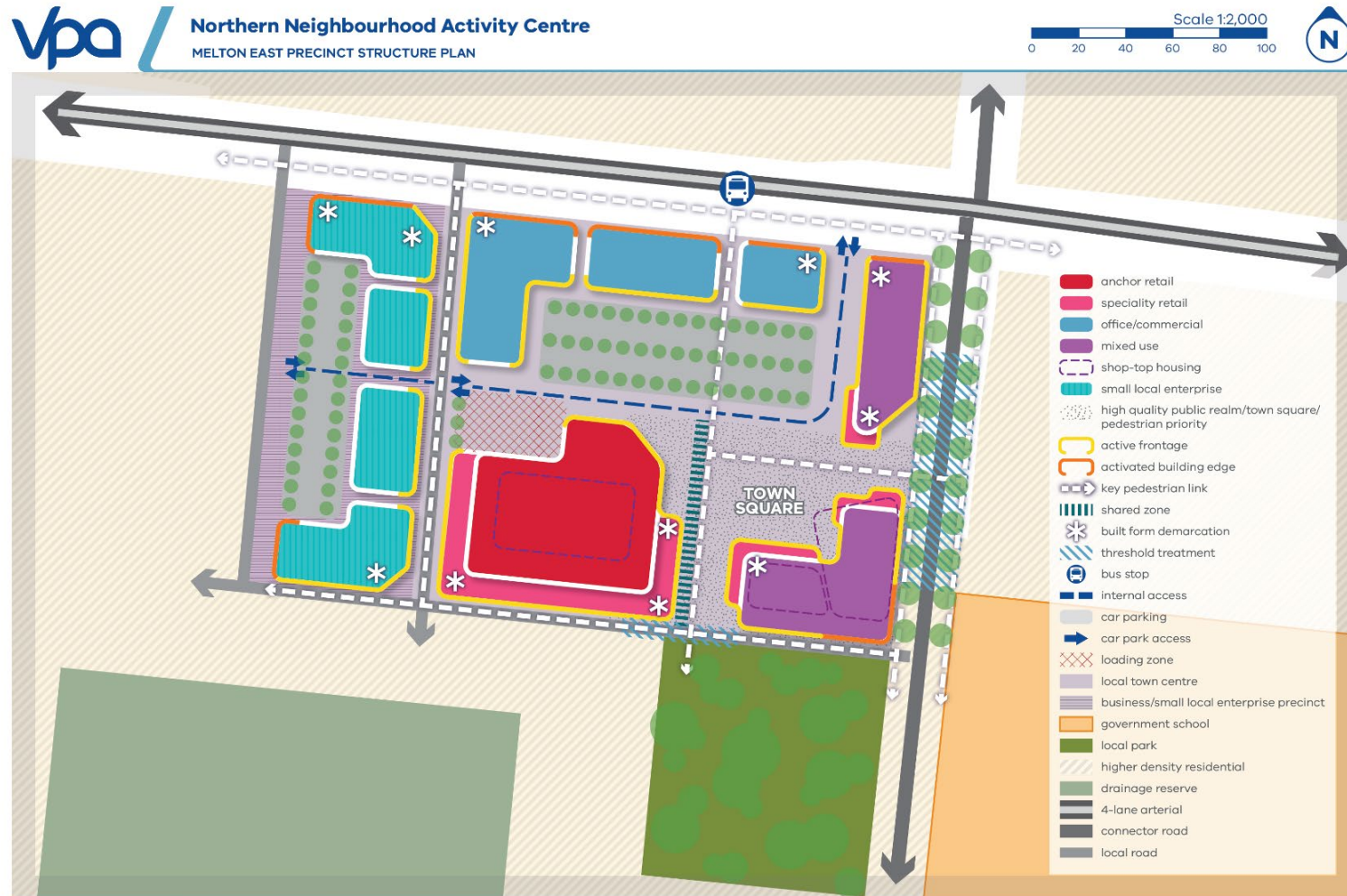
DESIGN PRINCIPLES	DESIGN OUTCOMES
<p>Neighbourhood Activity Centre</p> <p><i>Design the Neighbourhood Activity Centre to be pedestrian friendly and accessible by all modes of transport, while enabling private vehicle access. The Neighbourhood Activity Centre should be easily, directly, and safely accessible for pedestrians, cyclists, public transport modes, private vehicles, service, and delivery vehicles with priority given to pedestrian movement, amenity convenience and safety.</i></p>	<ul style="list-style-type: none"> Public transport infrastructure/facilities should be planned for commuter friendly/convenient locations adjacent to the Neighbourhood Activity Centre. Bus stops should be provided to the satisfaction of the Department of Transport and Planning. Bicycle parking should be provided within the street network and public spaces in highly visible locations and close to pedestrian desire lines and key destinations. The design of buildings within the Neighbourhood Activity Centre should have a relationship with and should interface to the public street network. Car parking areas should be located centrally to the site and to the rear and or side of street based retail frontages. Car parking areas should be designated to ensure passive surveillance and public safety through adequate positioning and lighting. Car parking areas should be designed to provide dedicated pedestrian routes and areas of landscaping. On street car parking should be provided either as parallel or angle parking to encourage short stay parking. Car parking ingress and egress crossovers should be grouped and limited. Car parking ingress or egress and car parking areas accommodating heavy vehicle movements should be designed to limit the pedestrian/vehicle conflict. The design of the Neighbourhood Activity Centre should integrate climate resilience design outcomes as outlined within the Melton East PSP Climate Resilience Assessment Implementation Plan (HipVHype July 2023). Streets, public spaces, and car parks should be well lit to Australian standards and with pedestrian friendly (generally white) light. Lighting should be designed to avoid unnecessary spill to the side or above. Facilitate pedestrian connectivity between the Neighbourhood Activity Centre and Small Local

Enterprise Precinct to provide an integrated community experience.

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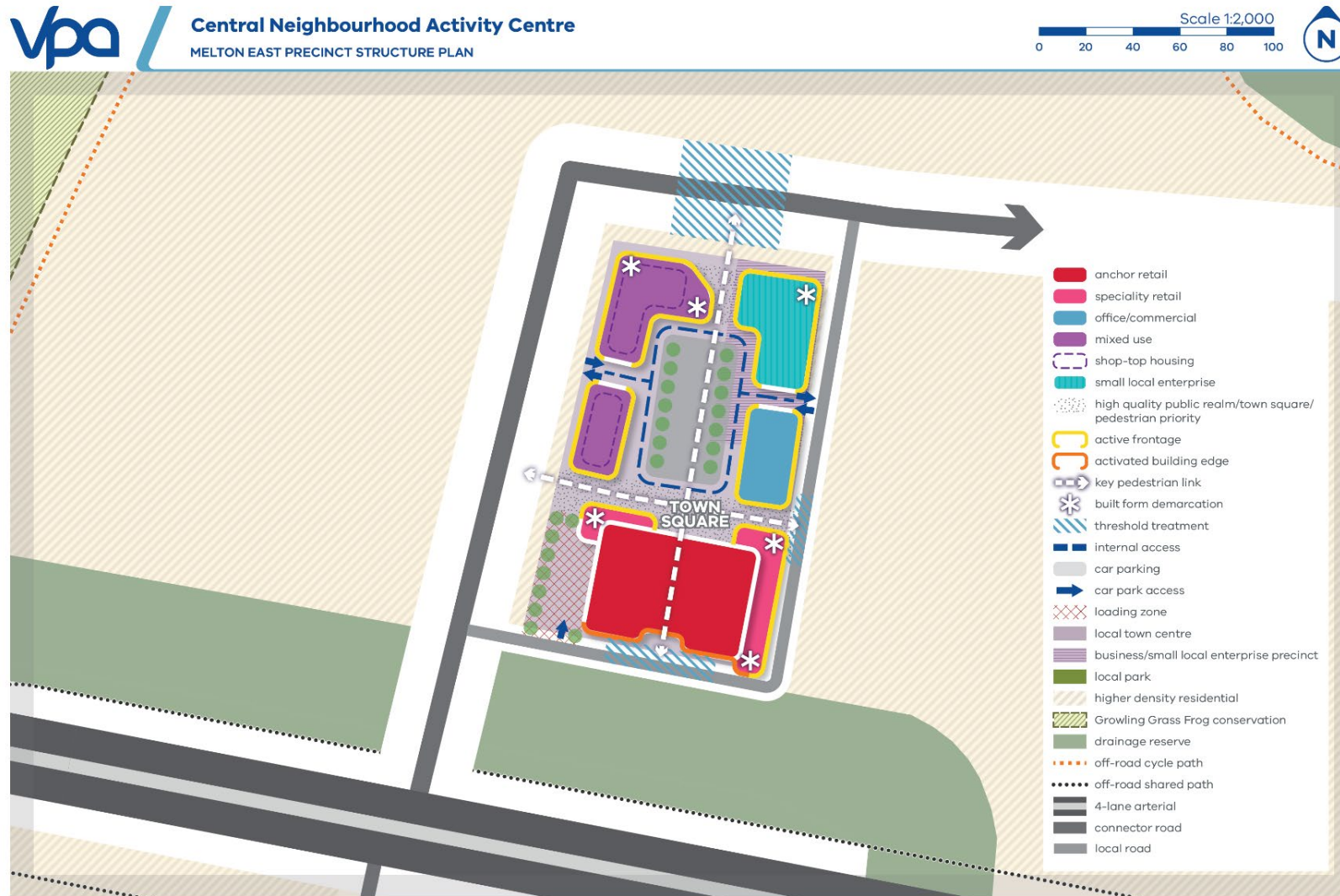
Appendix 4 Neighbourhood Activity Centre Concept Plans

Figure 2. Northern Neighbourhood Activity Centre



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Figure 3. Central Neighbourhood Activity Centre

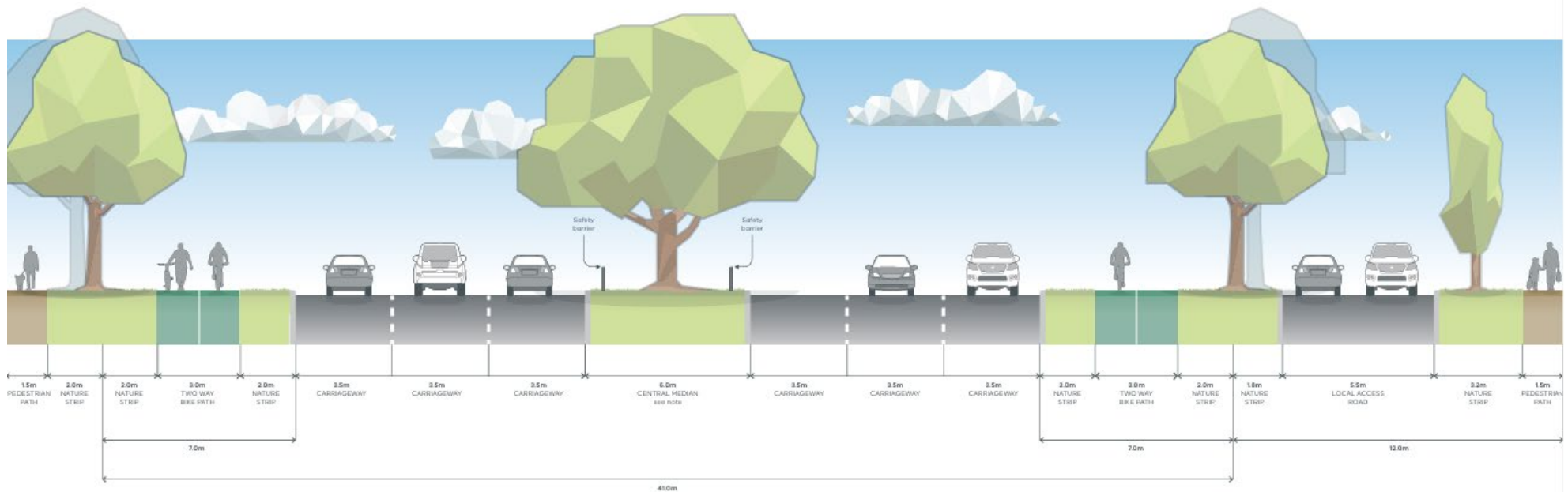


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Appendix 5 Standard road cross sections

Primary Arterial 6 Lane (41m)

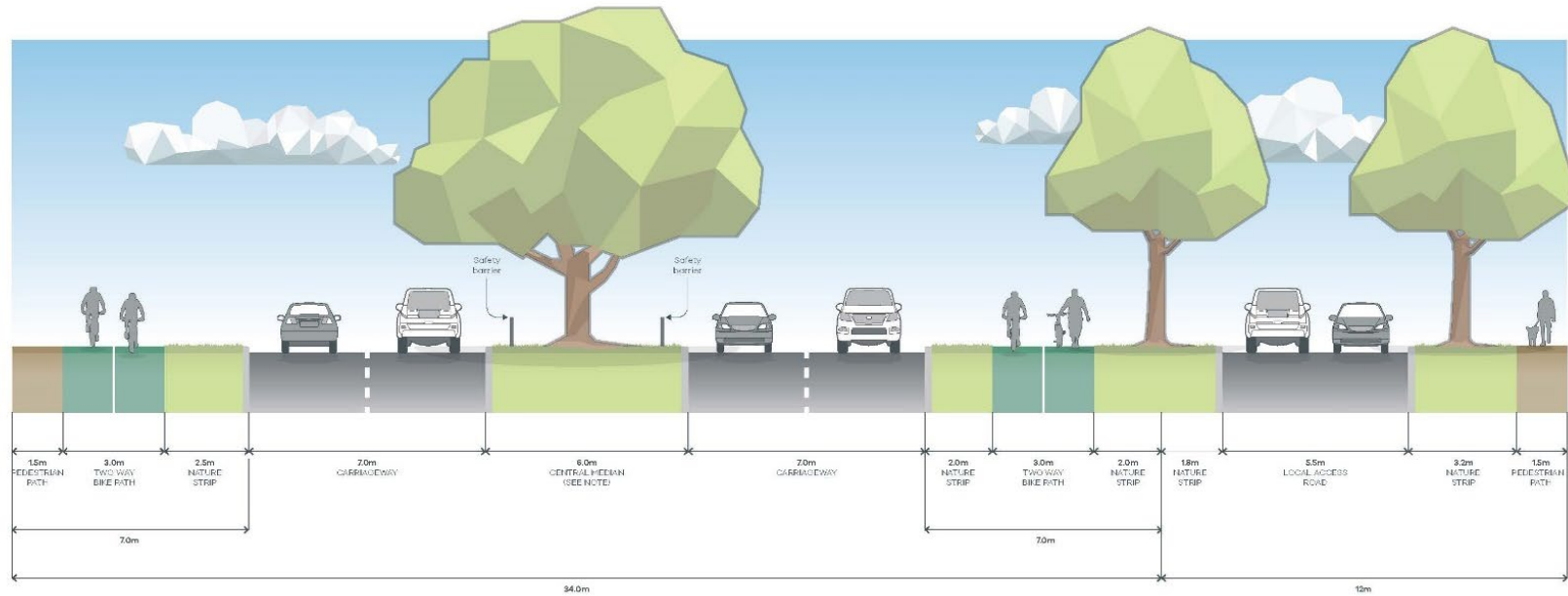
VPA Standard Cross Section



NOTES:

- Includes typical residential interface both sides.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers where required.

Primary Arterial 4 Lane (34m) - Compressed

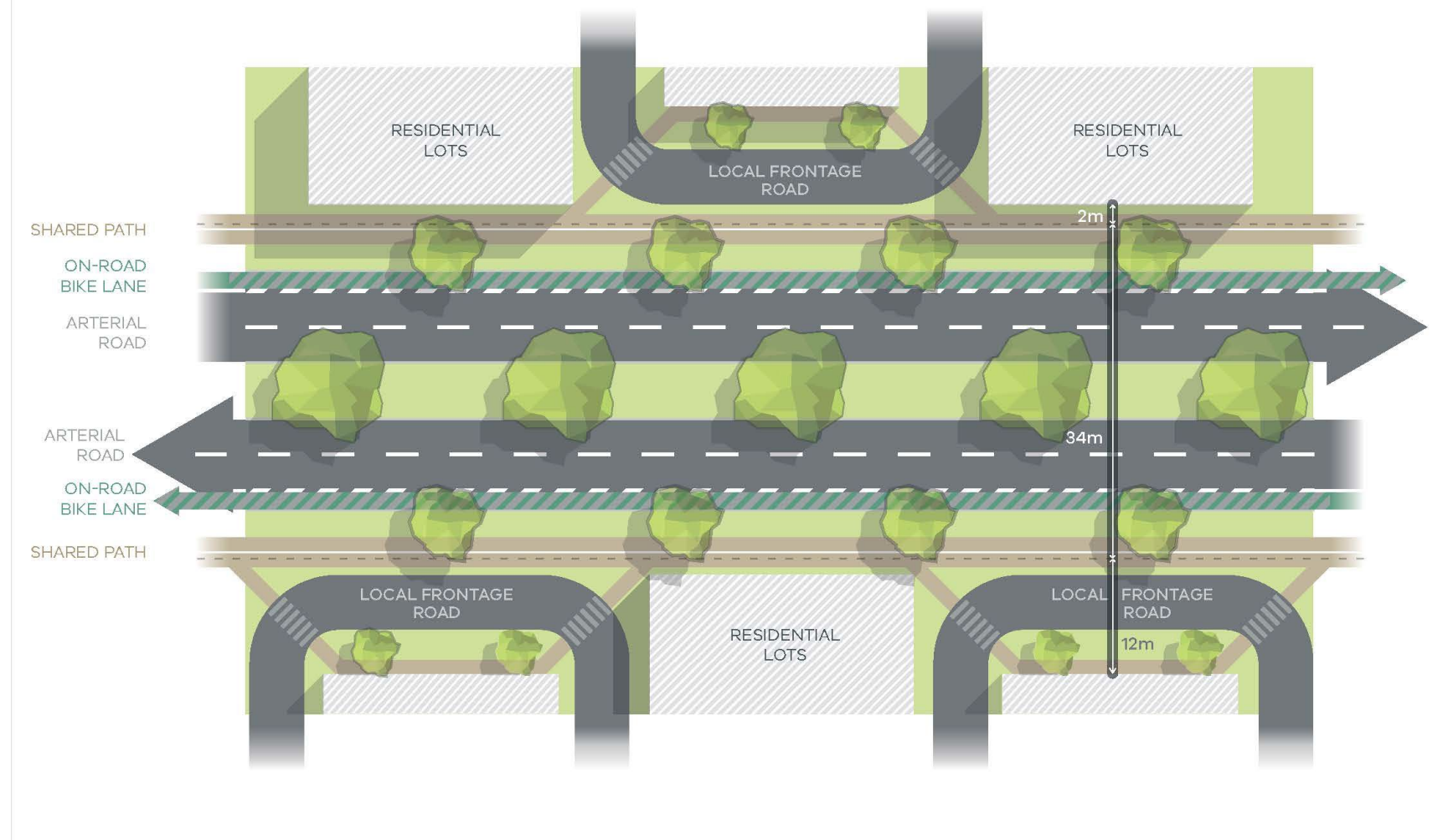


NOTES:

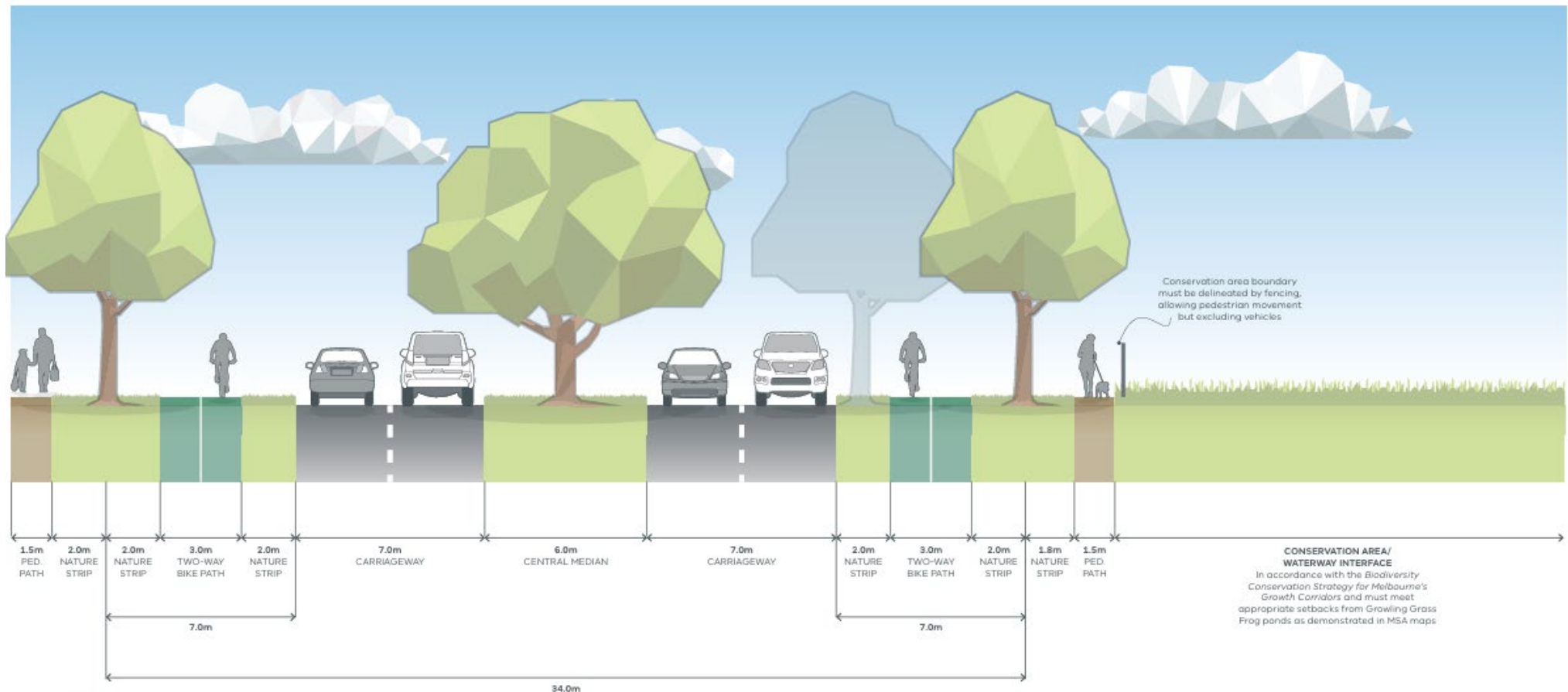
- Includes typical residential interface both sides.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers where required

Primary Arterial - Taylors Road 4 Lane (34m) - PLAN VIEW

VPA Standard Cross Section



Taylors Road & Conservation area/waterway – Primary arterial 4 lane (34m)



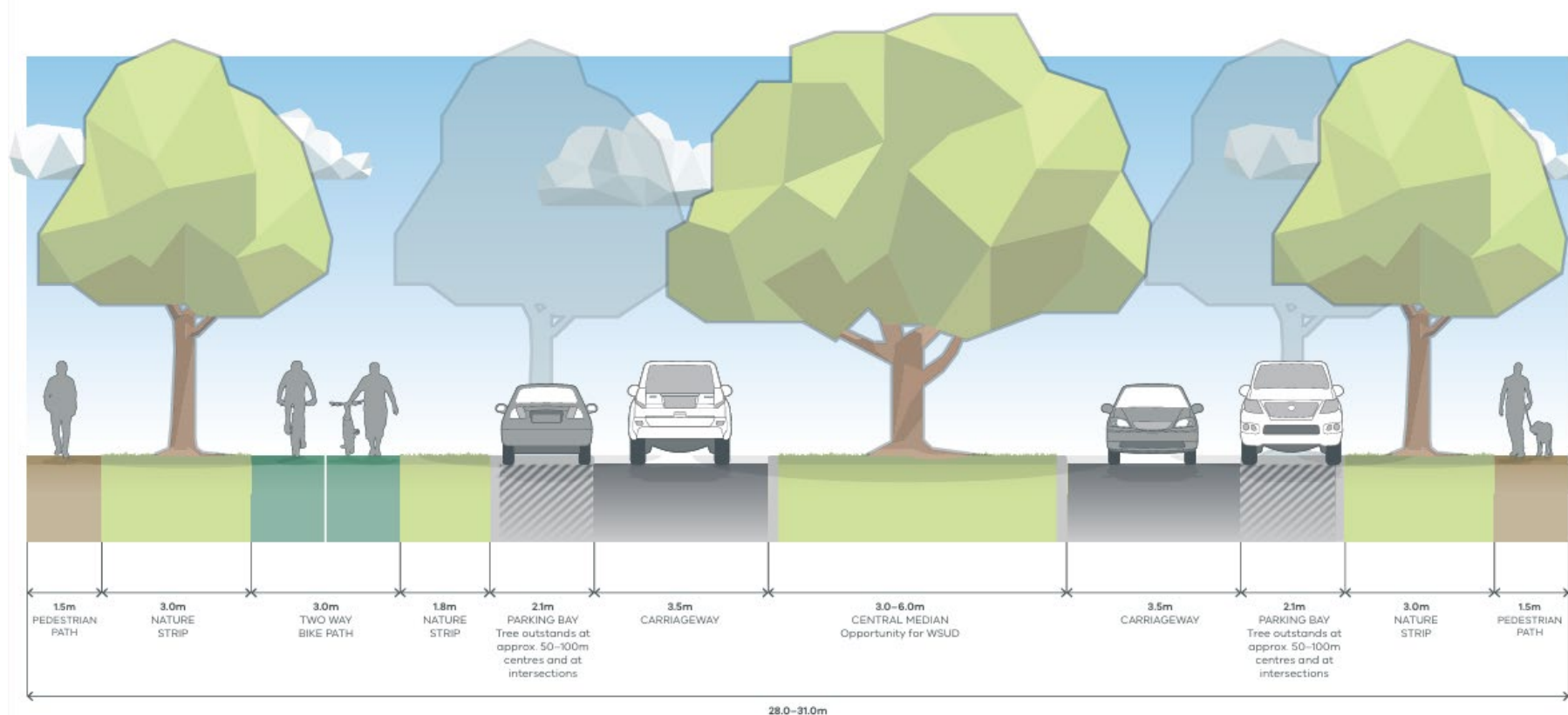
NOTES:

- Includes typical residential interface both sides.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontages are to be B2 Barrier Kerb.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers where required.

- Flexibility in the provision of cross sections within the PSP is allowed as long as the individual modal elements are all provided in a similar manner within each cross section, and subject to agreement with the relevant road authorities and responsible authority.
- This cross section can be varied where appropriate adjacent to waterways and conservation areas. The local frontage road may not be required.

Connector Street Boulevard (28–31m)

VPA Standard Cross Section



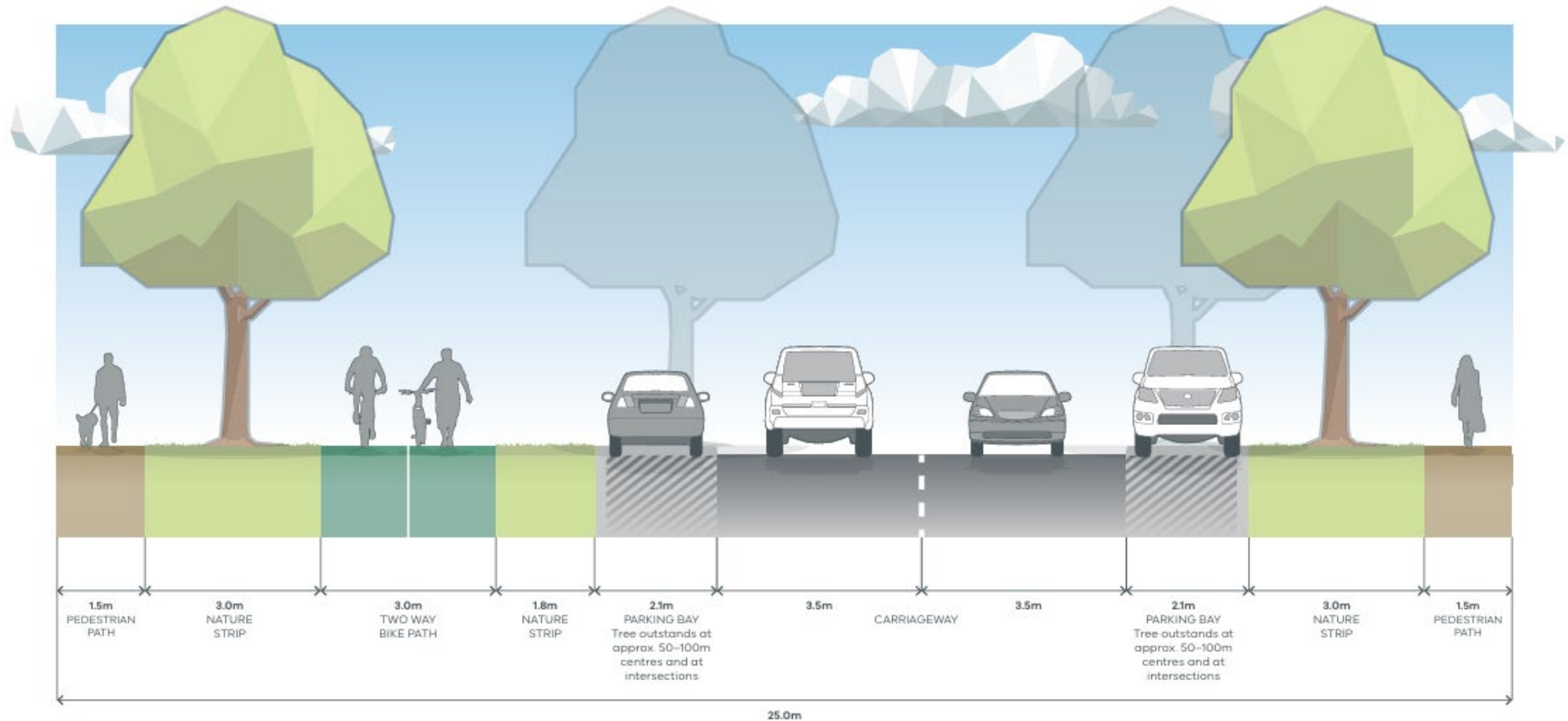
NOTES:

- Include a central median with large canopy trees to create a boulevard effect. Trees are to be centrally planted in median.
- Topsoil used in central medians is to be sandy loam, with a minimum depth of 200mm. The surface of medians is to be free-draining with a minimum cross fall of 2%, and is to be planted with warm season grasses.
- In areas where high pedestrian volumes are expected (e.g. around schools and town centres), central medians should be paved with harder wearing surfaces such as granitic sand or other pavements. Canopy tree planting must be incorporated into additional paved area.
- Any garden beds in central medians are to be offset 1.5m from back of kerb.

- Kerb to central median is to be SM2 semi-mountable kerb.
- Depending on the location of breaks in the median, provide intermediate pedestrian crossing points to accommodate mid-block crossings.
- An alternative boulevard treatment can be achieved through a wider verge on one side capable of accommodating a double row of canopy trees.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

Connector Street (25m)

VPA Standard Cross Section

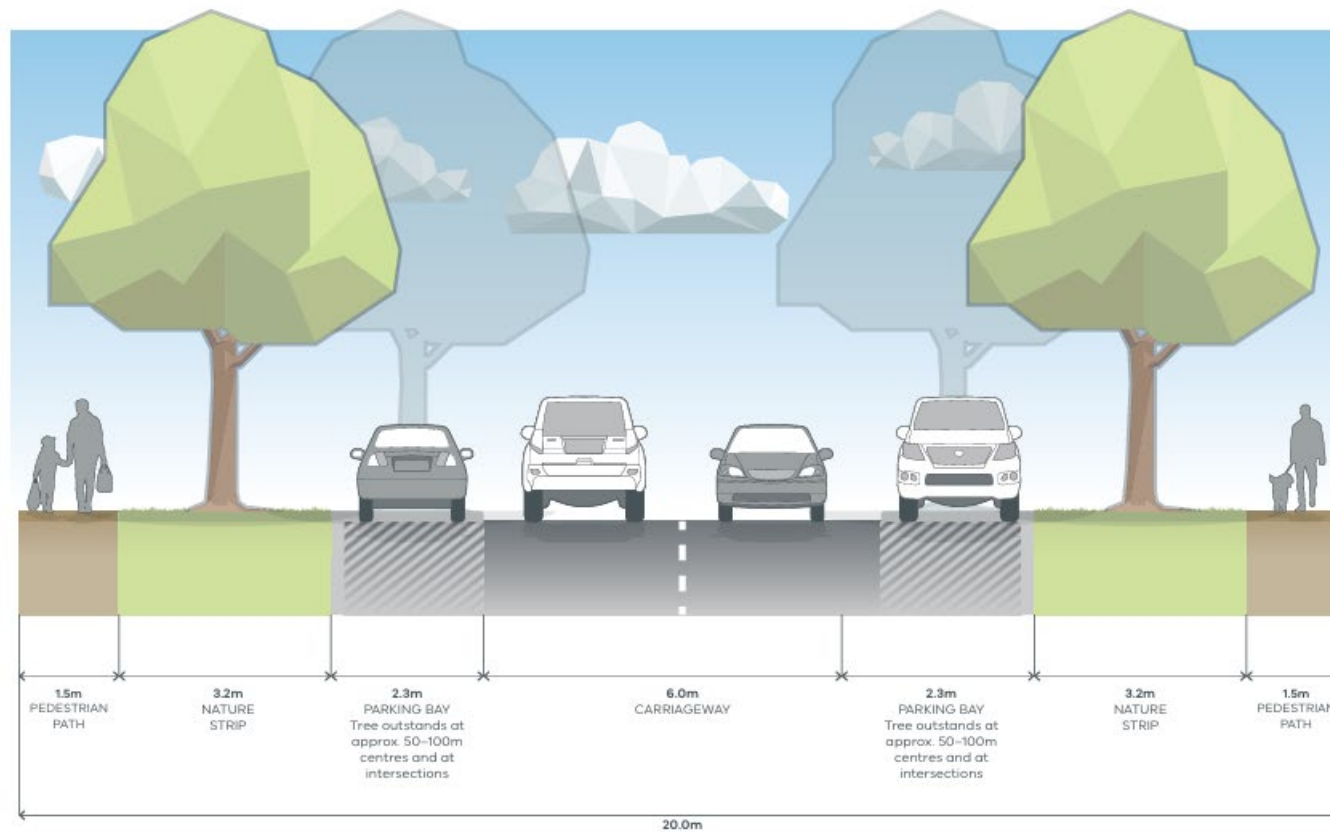


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.
- Where roads abut school drop-off zones and throughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Variation to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

Local Access Street Level 2 (20m)

VPA Standard Cross Section

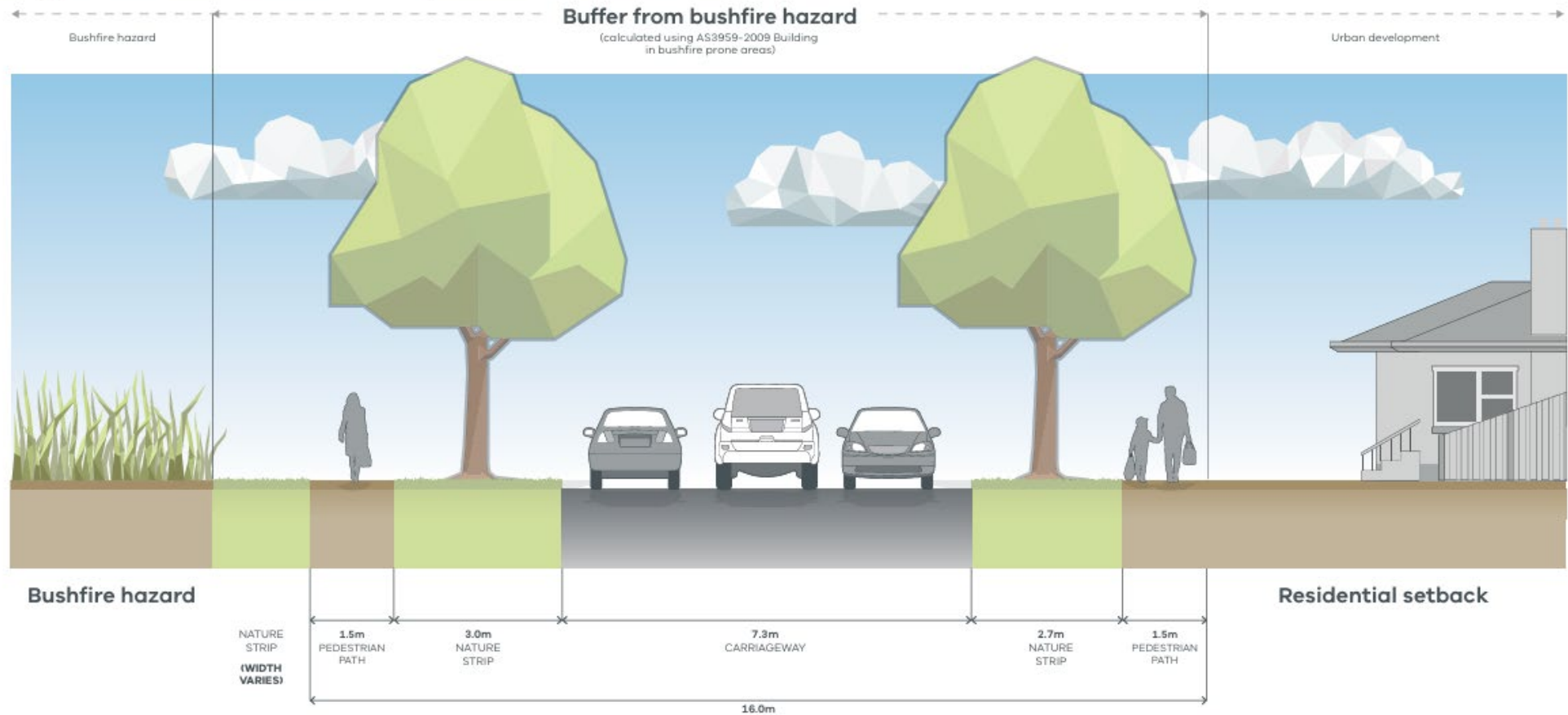


NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb.
- Verge widths may be reduced where roads abut open space within the consent of the responsible authority.

Bushfire hazard buffer treatment – Local Access Street Level 1

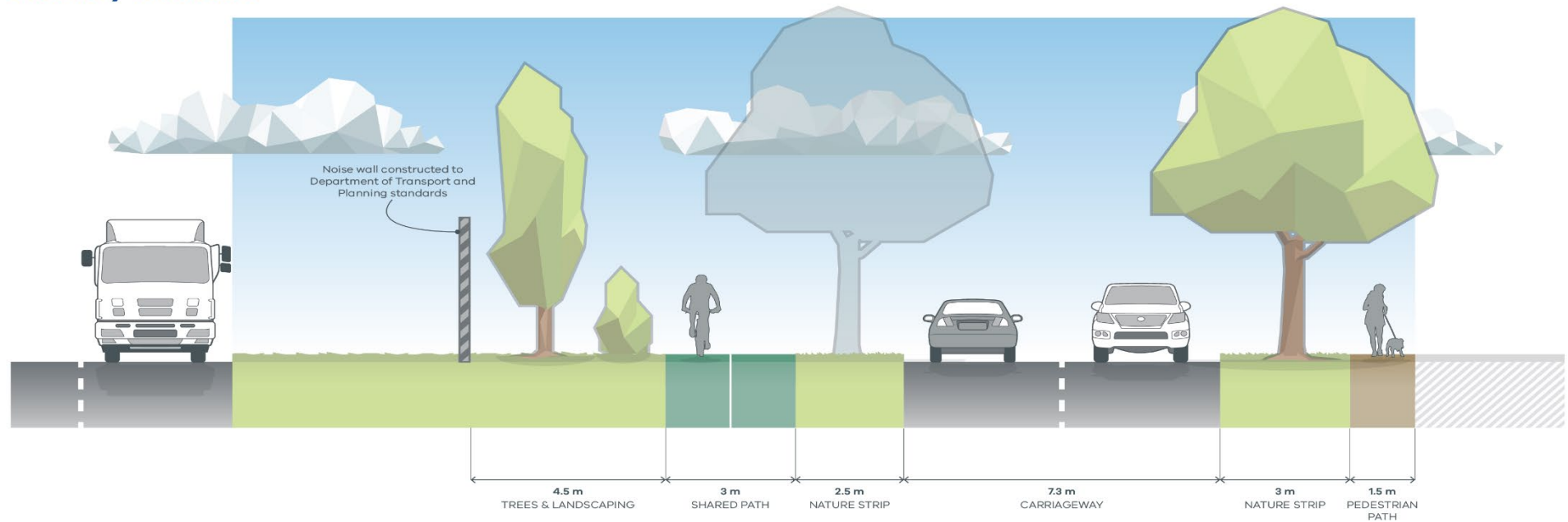
Using perimeter roads to deliver bushfire protection in new subdivisions



NOTES:

- Minimum street tree mature height 12 metres.
- All kerbs are to be B2, SM2 or modified SM2 Barrier Kerb (refer Local Government Infrastructure Design Manual, January 2017)

Freeway Interface



NOTES:

- Noise wall to be delivered by VicRoads.
- Mature street tree size must be in accordance with Melton City Council's landscaping policy.
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Shared paths to be delivered as developer works.

Appendix 6 Conservation Area Concept Plans and Interface Cross Sections

Table 28. Conservation Area Concept Plan Notes

The following notes apply the Conservation Area Concept Plans – North, Central and East	
1	The plan may be subject to change. The drainage assets/waterways may be further refined by Melbourne Water.
2	All drainage outfalls within this plan are subject to future investigation/approval by the DEECA.
3	A 19m fuel reduction setback must be provided to conservation areas – Refer to Streetscape Cross Section Local Access Street residential – Conservation Area interface, Bushfire Hazard Buffer Treatment – Local Access 1 and Cross Section Primary Arterial 4 Lane (34m).
4	Any proposed development or works within the Conservation Area requires the approval of the DEECA.
5	The pedestrian bridges shown in this plan are indicative.
	<ul style="list-style-type: none"> Waterway crossings within the conservation area must be in accordance with the Growling Grass Frog Crossing Design Standards. Waterway crossings within the conservation area must be designed to the satisfaction of Melbourne Water.
6	Where possible utilities should be located outside of the conservation area. Any proposed utilities development or works identified in (Utilities Plan, Appendix 8) within the Conservation Area requires the approval of the DEECA.
7	Maintenance access points are subject to DEECA and Melbourne Water's determination and satisfaction.
8	Off road shared path and two-way bike paths are to continue underneath the bridges.
9	Fencing must be constructed in accordance with the recommendations in the <i>DEECA requirements for permanent fencing around conservation areas</i> under the Melbourne Strategic Assessment to the satisfaction of the DEECA.

Figure 4. Conservation Area Concept Plan - North

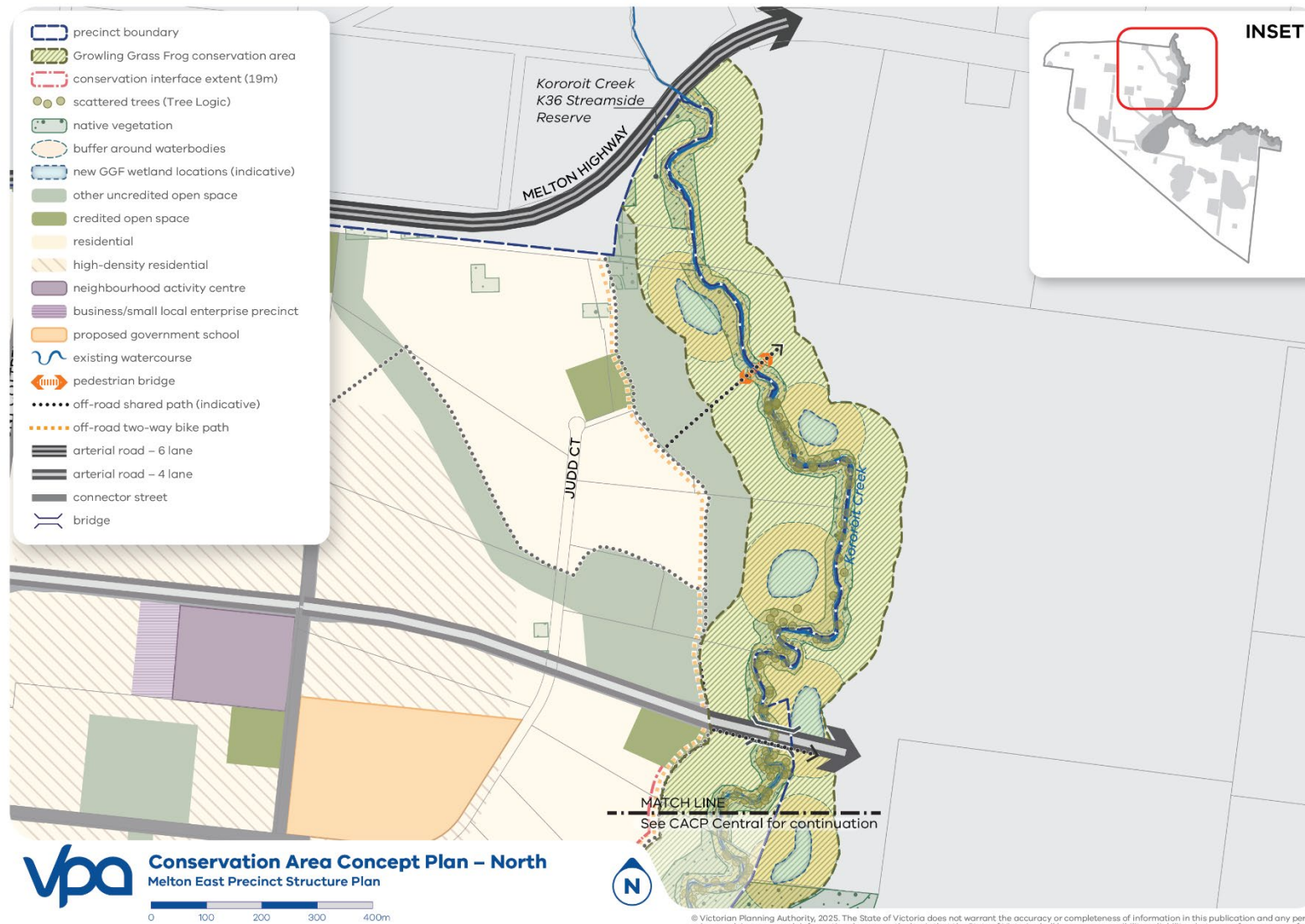


Figure 5. Conservation Area Concept Plan - Central

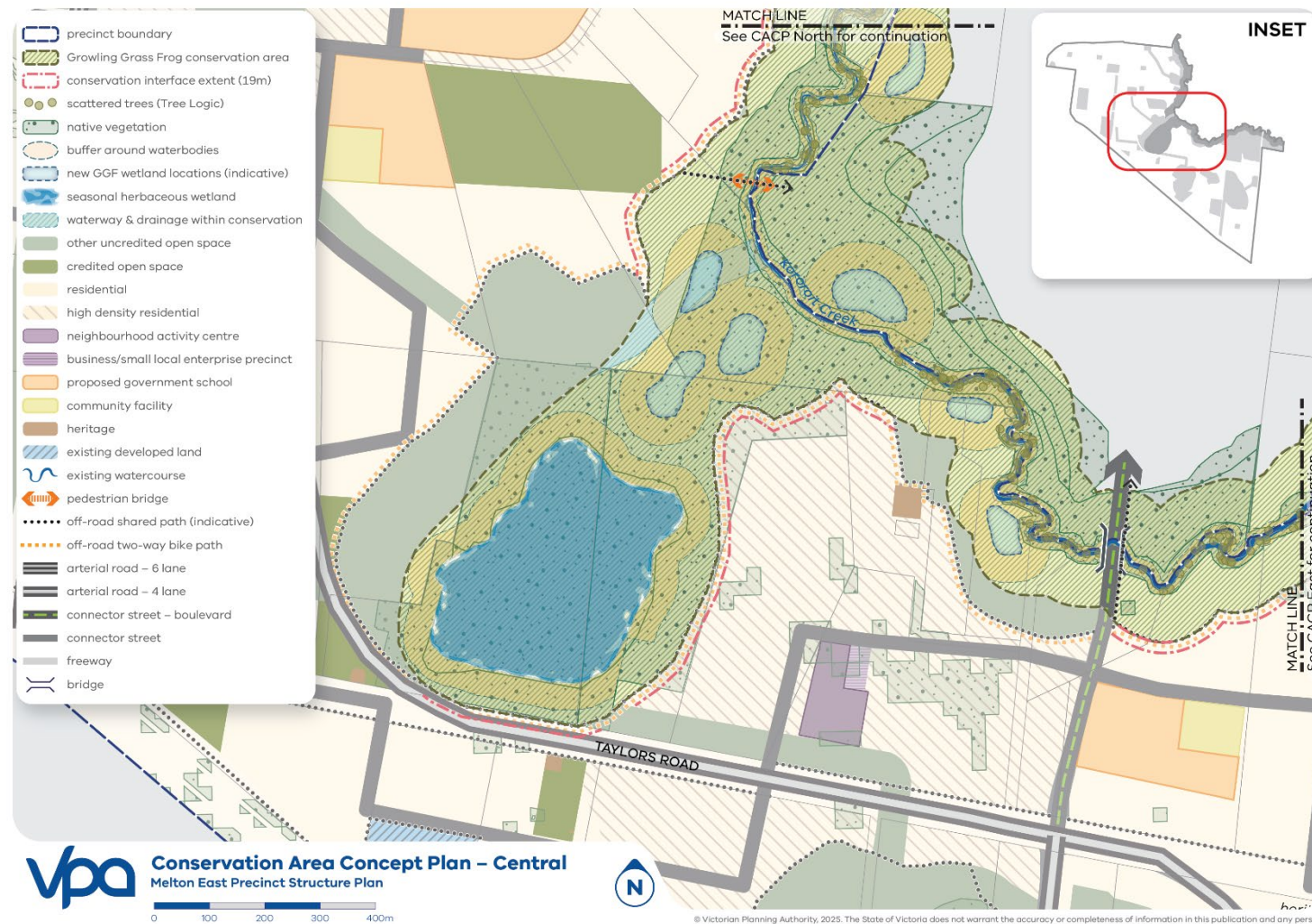
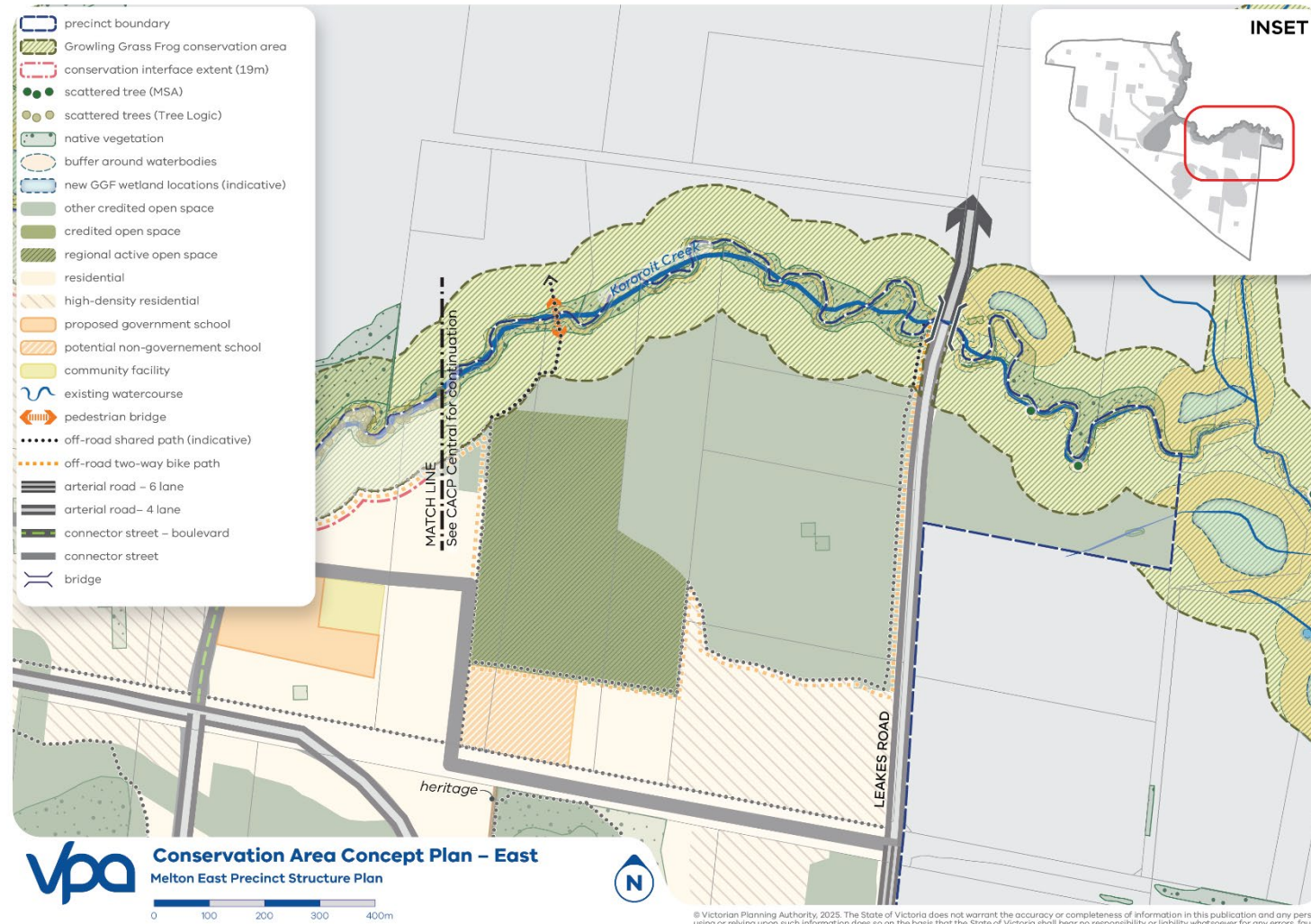
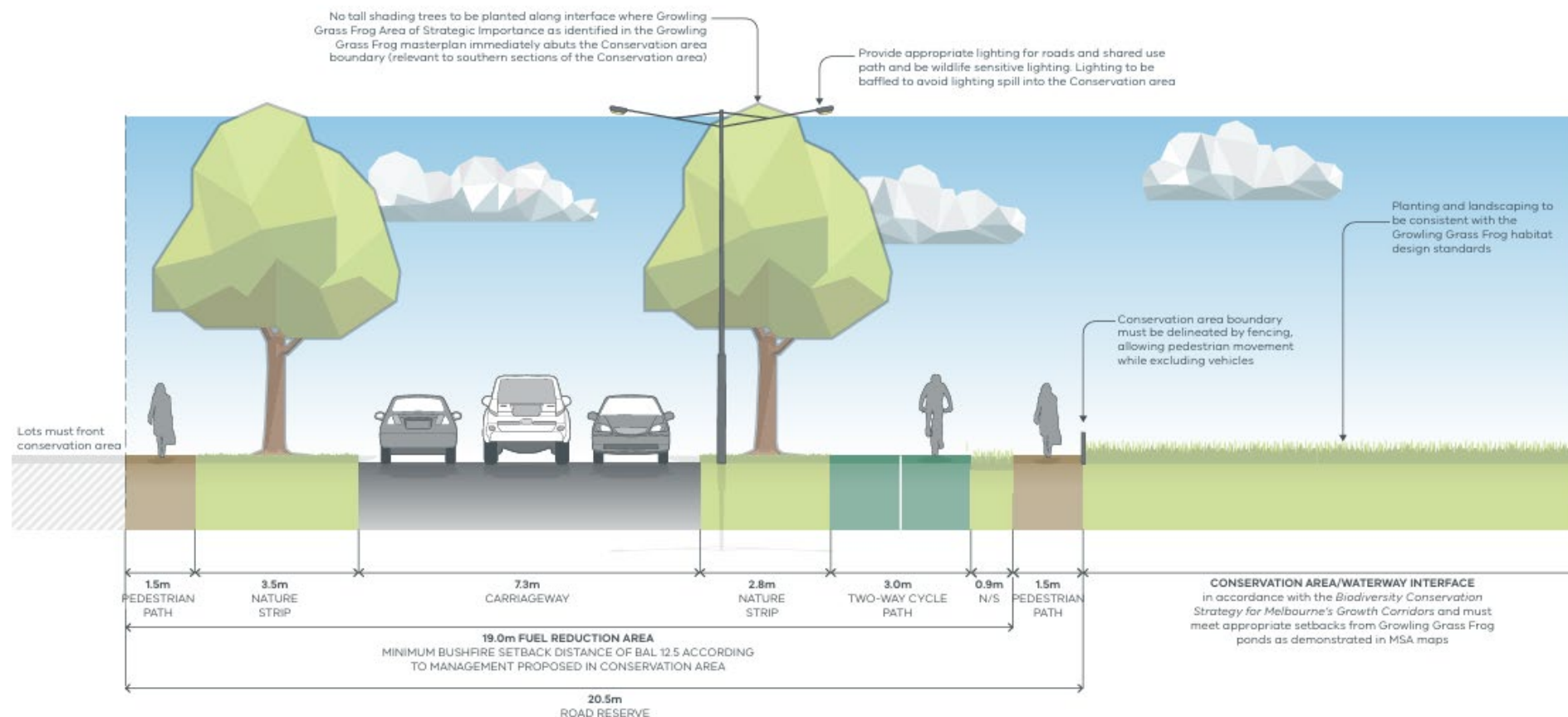


Figure 6. Conservation Area Concept Plan - East



Local Access Street residential – Conservation Area Interface

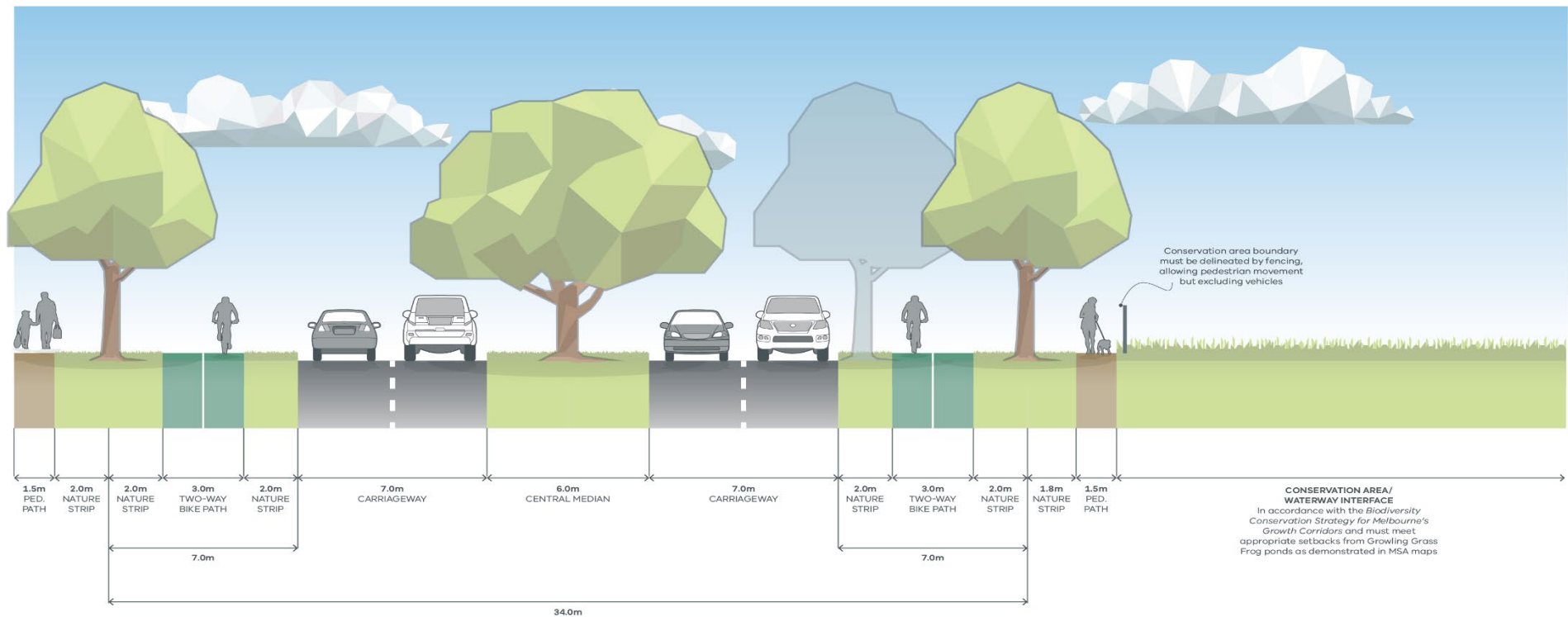


NOTES:

- Street tree planting of a medium to large size appropriate for the widths and function of the street.
- All kerbs are to be B2 Barrier Kerb.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- All necessary fire breaks must be outside of the conservation area.
- Fencing must be constructed in accordance with the recommendations in the DEECA requirements for permanent fencing around conservation areas under the Melbourne Strategic Assessment.

- Street lights installed in the nature strip must provide lighting for both the road and shared path and be wildlife sensitive lighting to assist reducing light spill into the Conservation Area, in accordance with the MSA Growling Grass Frog Crossing Design Standards.
- Space must be provided for off-road vehicle pull-over bays at maintenance access points (minimum 12m long x 2.1m wide).

Taylors Road & Conservation area/waterway – Primary arterial 4 lane (34m)

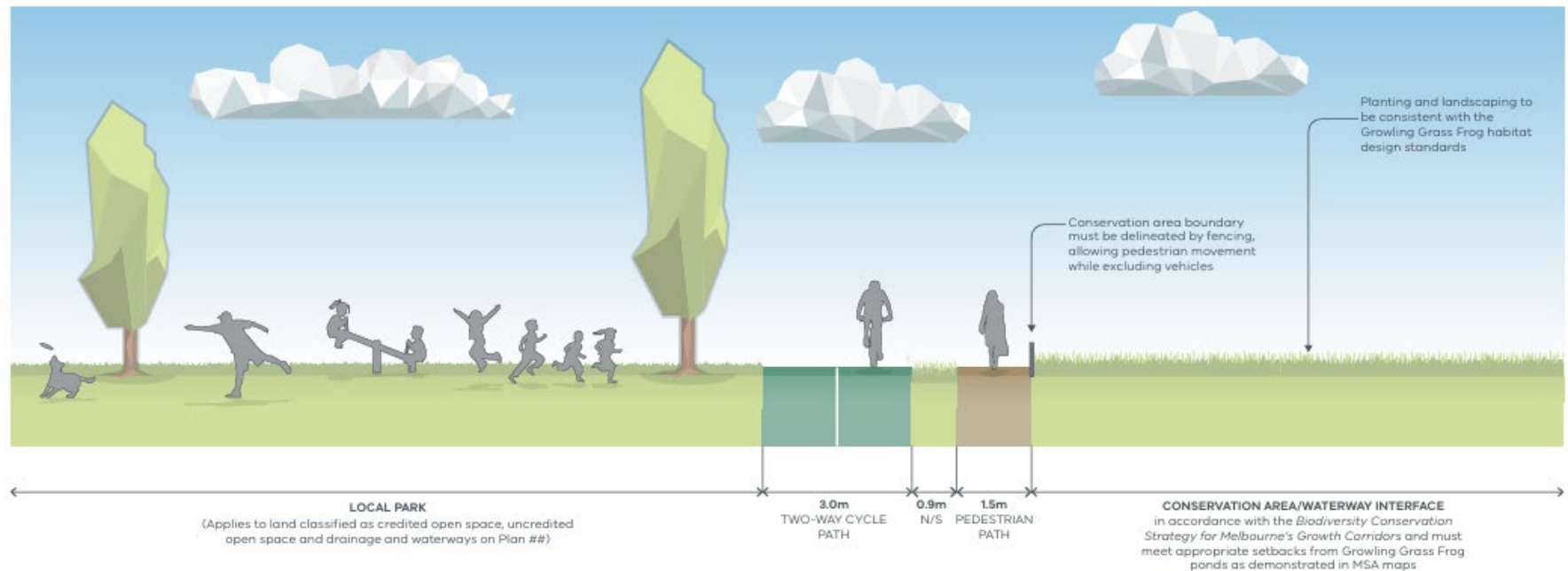


NOTES:

- Includes typical residential interface both sides.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontages are to be B2 Barrier Kerb.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers where required.

- Flexibility in the provision of cross sections within the PSP is allowed as long as the individual modal elements are all provided in a similar manner within each cross section, and subject to agreement with the relevant road authorities and responsible authority.
- This cross section can be varied where appropriate adjacent to waterways and conservation areas. The local frontage road may not be required.

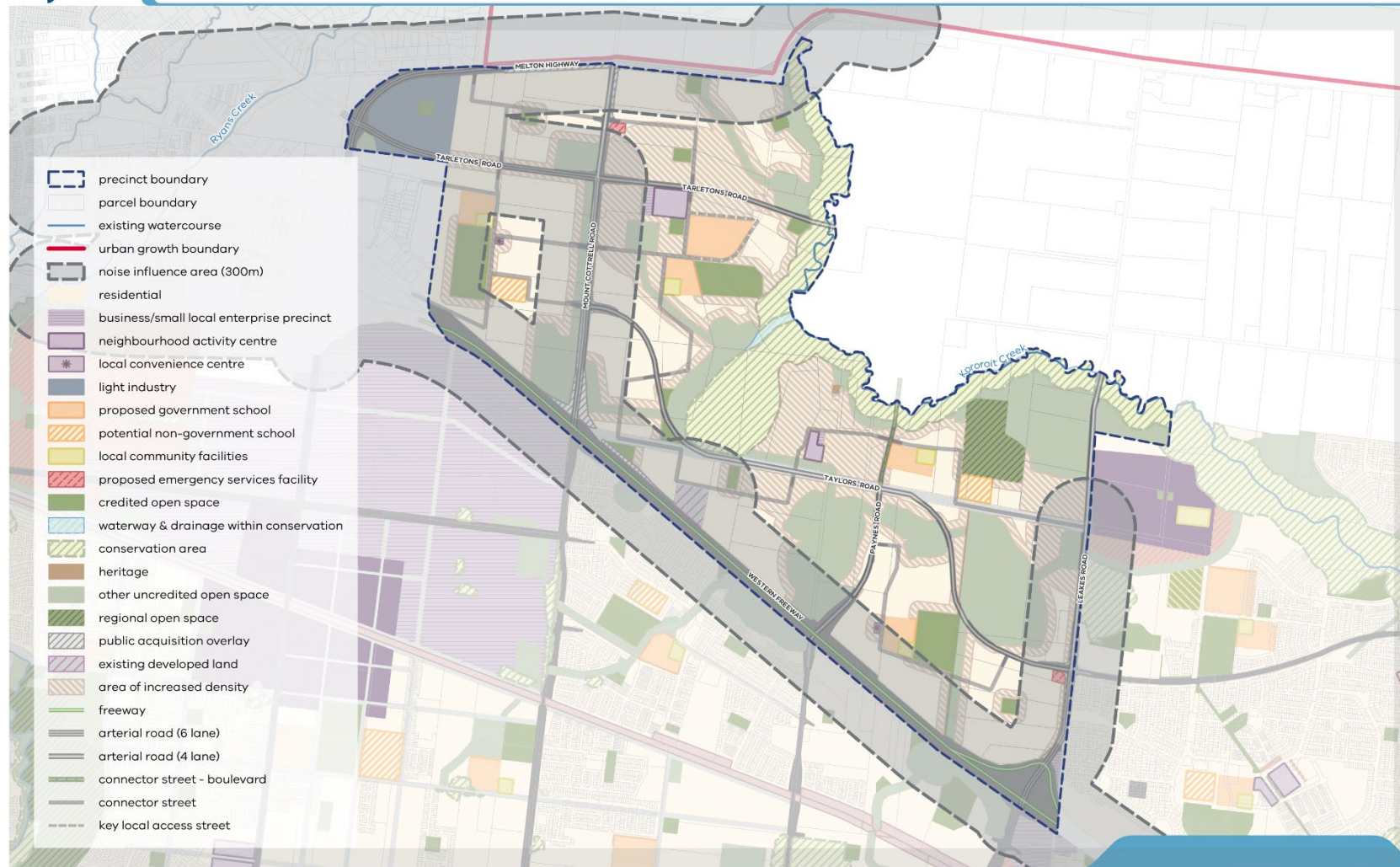
Open Space – Conservation Area Interface



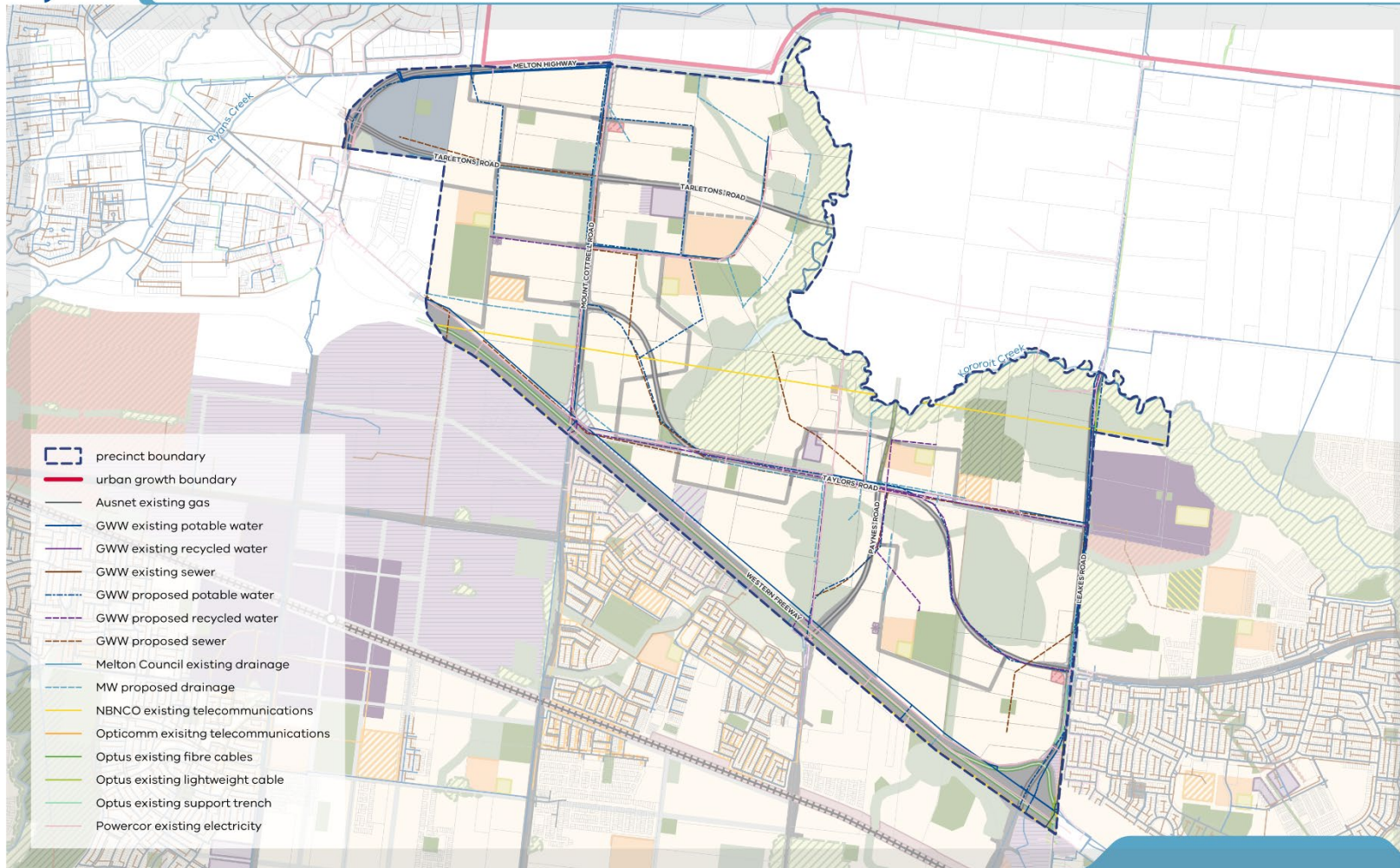
NOTES:

- All necessary fire breaks must be outside of the conservation area.
- Tree, shrub, and grass plantings within open space adjacent to the conservation area must be Australian natives, indigenous to the area, and to the satisfaction of the responsible authority.
- Fencing must be constructed in accordance with the recommendations in the *DEECA requirements for permanent fencing around conservation areas under the Melbourne Strategic Assessment*.

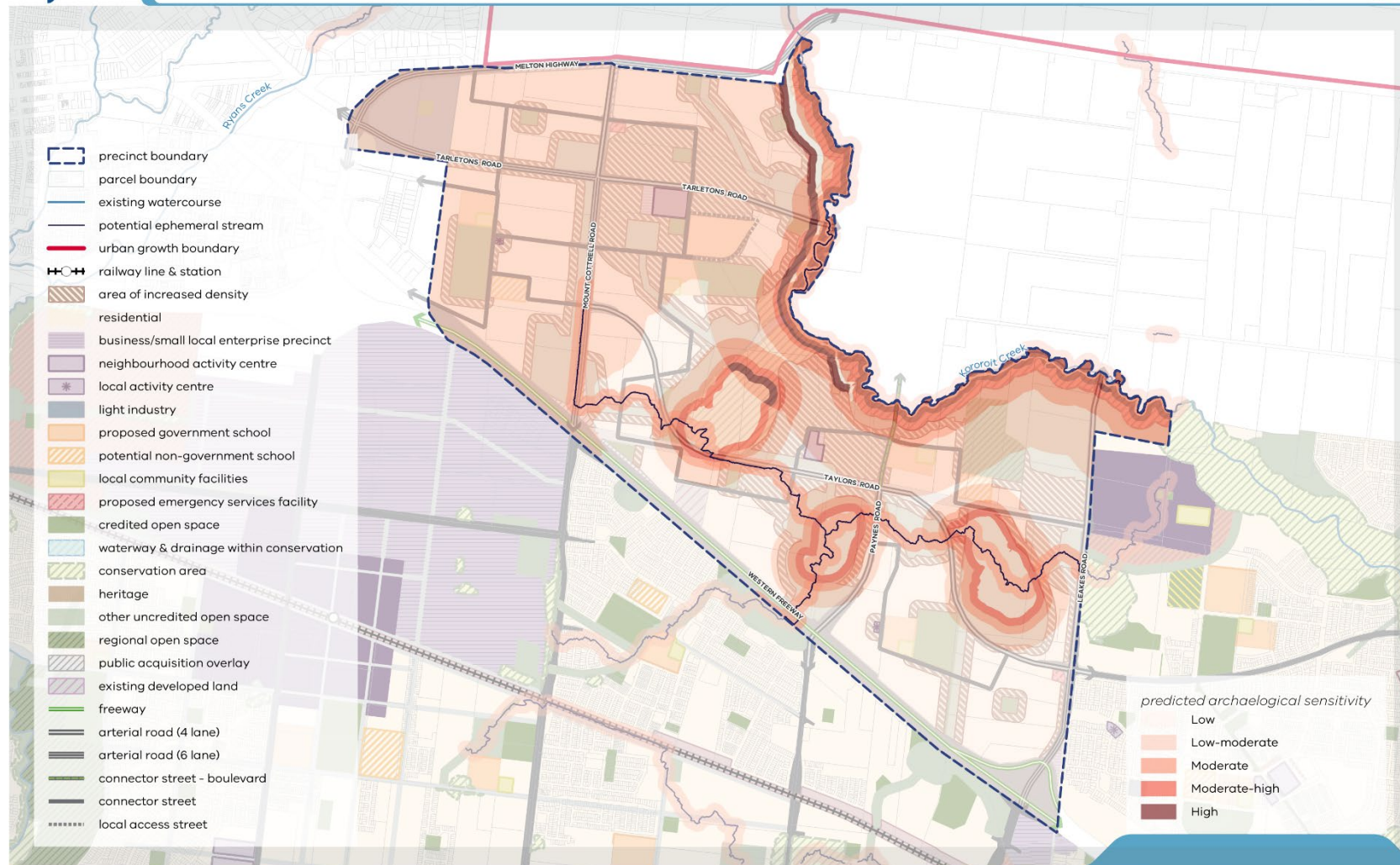
Appendix 7 Noise Influence Area



Appendix 8 Utilities Plan

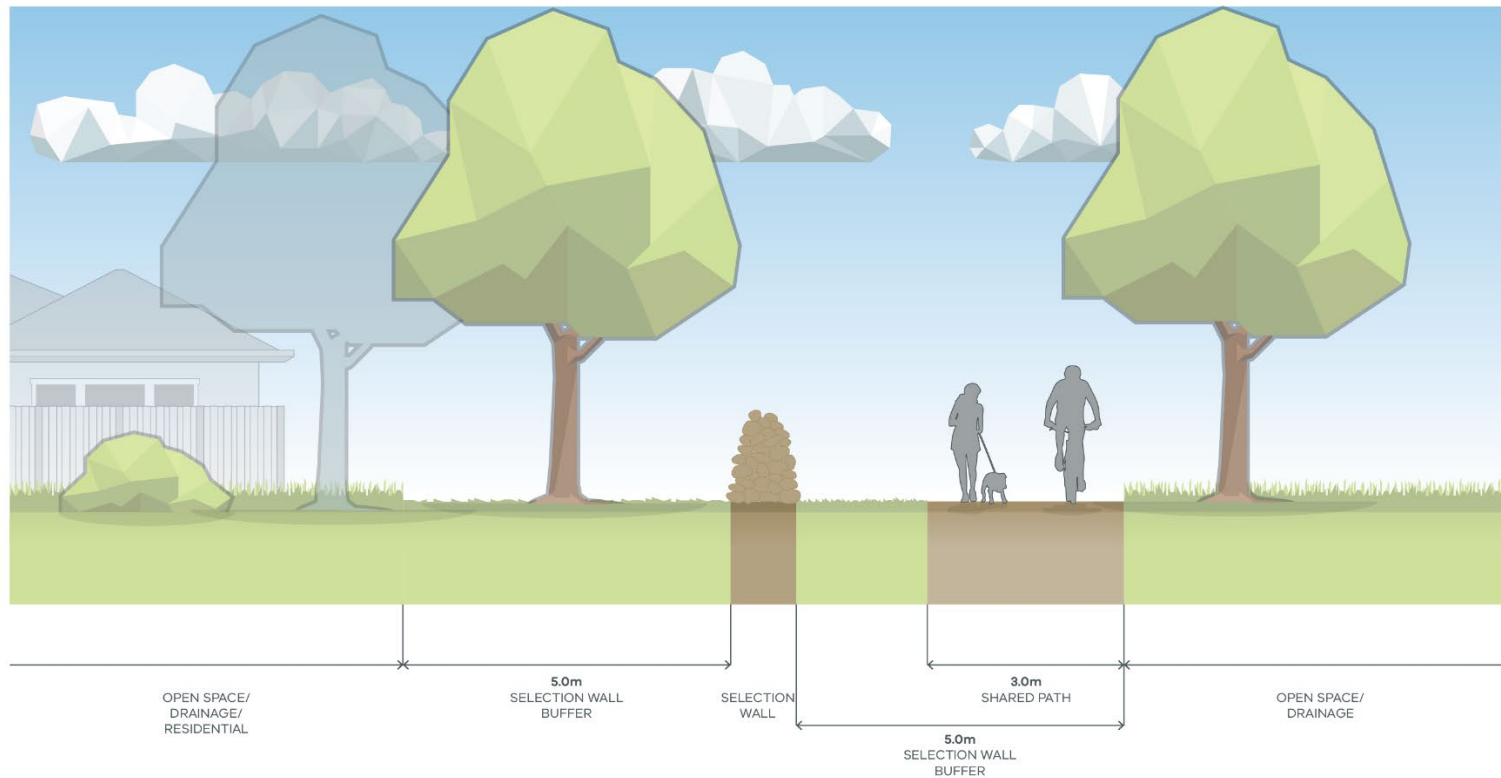


Appendix 9 Predicted Aboriginal Archaeological Sensitivity Map



Appendix 10 Selection Wall Cross Section

Drystone wall



Appendix 11 Glossary of terms

TERM	DEFINITION
Activity centre	Provides the focus for services, employment and social interaction. They are where people shop, work, meet, relax and live. Usually well-served by public transport, they range in size and intensity of use.
Affordable housing	Has the same meaning as Section 3AA of the <i>Planning and Environment Act 1987</i> .
Biodiversity Conservation Strategy (BCS)	The <i>Biodiversity Conservation Strategy for Melbourne Growth Corridors</i> (State Government of Victoria, 2013).
Canopy tree cover	The total area of a canopy tree's foliage (which comprises of the layer of leaves, branches, and stems) that covers the ground when viewed from above.
Canopy tree	A tree which has an average potential canopy of foliage of 6.4m in diameter or greater at maturity in the summer months.
Co-location	Adjoining land uses to enable complementary programs, activities, and services as well as shared use of resources and facilities, for example, siting schools and sporting fields together.
Community infrastructure	<p>Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs, and activities. This includes:</p> <ul style="list-style-type: none"> • Facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres) • Early years (e.g. preschool, maternal and child health, childcare) • Health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services) • Community (e.g. civic centres, libraries, neighbourhood houses) • Arts and culture (e.g. galleries, museums, performance space) • Sport, recreation and leisure (e.g. swimming pools) • Justice (e.g. law courts) • Voluntary and faith (e.g. places of worship), and • Emergency services (e.g. police, fire and ambulance stations).
Encumbered land	Land that is constrained for development purposes, including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/ wetlands; landfill; conservation, protected vegetation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields) and is not credited. However, regard is taken to the

	availability of encumbered land when determining the open space requirement.
Fire threat edge	The interface between urban development and an area which presents a permanent potential for fire to impact on a community.
Frontage	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building faces
Gross developable area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Housing density (gross)	The number of houses divided by gross developable area.
Housing density (net)	The number of houses divided by net developable area.
Housing typologies	<p>A classification of the type of house based on its characteristics and features including number of rooms, spatial layout/division of areas, building form, lot size, ownership management, etc.</p> <p>The Guidelines describe the following housing typologies:</p> <ul style="list-style-type: none"> • Conventional front-loaded house & land (1-2 storeys) • Small lot front loaded duplex (1-2 storeys) • Semi-detached house & land (1-2 storeys) • Small lot front/rear-loaded townhouse (1-3 storeys) • Owners' corporation/strata title apartments (2+ storeys) • Integrated developments (2+ storeys)
Linear open space network	Corridors of open space, mainly along waterways that link together forming a network
Land use budget table	A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct
Local centre	An activity centre smaller than a neighbourhood activity centre which may include a small limited-line supermarket or convenience store of between 599 square metres and 1,500 square metres, plus non-retail uses.
Main street	A function of an activity centre, where vitality and activity are created by orienting uses towards the street and ensuring that the primary address of all retail stores is the street. This would normally be a connector street rather than an arterial road.
Native Vegetation Precinct Plan (NVPP)	A plan, as specified in Clause 52.16 of the Victorian Planning Provisions, relating to native vegetation within a defined area that may form part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to Clause 52.16. A native vegetation precinct plan can form part of a precinct structure plan.
Neighbourhood activity centre	Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity

centres. This should be of sufficient size to accommodate a supermarket.

Net developable area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, government schools and community facilities and public open space. It includes lots, local streets, and connector streets. Net developable area may be expressed in terms of hectare units (i.e. NDHa).
Passive open space	Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.
Principal public transport network	Incorporated document <i>Principle Public Transport Network 2017</i> (Victorian Government, 2017), and <i>Principle Public Transport Network Area Maps</i> (Victorian Government, August 2018).
Public open space	Land that is set aside in the precinct structure plan for public recreation that incorporates active and passive open space.
Social housing	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.
Sensitive response	A design or engineered response that does not significantly contrast with the existing landform.
Unencumbered	Land that is not constrained by uses required to enable development (including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation protection vegetation and heritage areas).
Water sensitive urban design	<p>A sustainable water management approach that aims to provide water quality, flood management and green landscapes. Key principles include:</p> <ul style="list-style-type: none"> • minimising water-resistant areas • recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground • encouraging onsite reuse of rain and incorporation of rain gardens • encouraging onsite treatment to improve water quality, and • removing pollution and using temporary rainfall storage (retarding basins/wetlands) to reduce the load on drains.