

MELTON PLANNING SCHEME

DD/MM/YYYY  
 Proposed C146

**SCHEDULE 10 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ10**.

**PLUMPTON PRECINCT STRUCTURE PLAN – ELECTRICITY EASEMENT**

**Purpose**

To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.

To provide for a range of uses and the development of land generally in accordance with the *Plumpton Precinct Structure Plan*.

**1.0**

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**Table of uses**

Any requirement in the Table of uses and any requirement specified in this schedule or the *Plumpton Precinct Structure Plan* applying to the land must be met.

A permit granted must be generally in accordance with the *Plumpton Precinct Structure Plan* applying to the land.

**Section 1 - Permit not required**

USE	CONDITION
Informal outdoor recreation	
Minor utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

USE	CONDITION
Car park	
Any other use not in Section 1 or 3	

**Section 3 – Prohibited**

USE	CONDITION
Abattoir	
Accommodation	
Amusement parlour	
Brothel	
Child Care Centre	
Cinema based entertainment facility	
Display home	

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Shown on the planning scheme map as **UGZ11**.

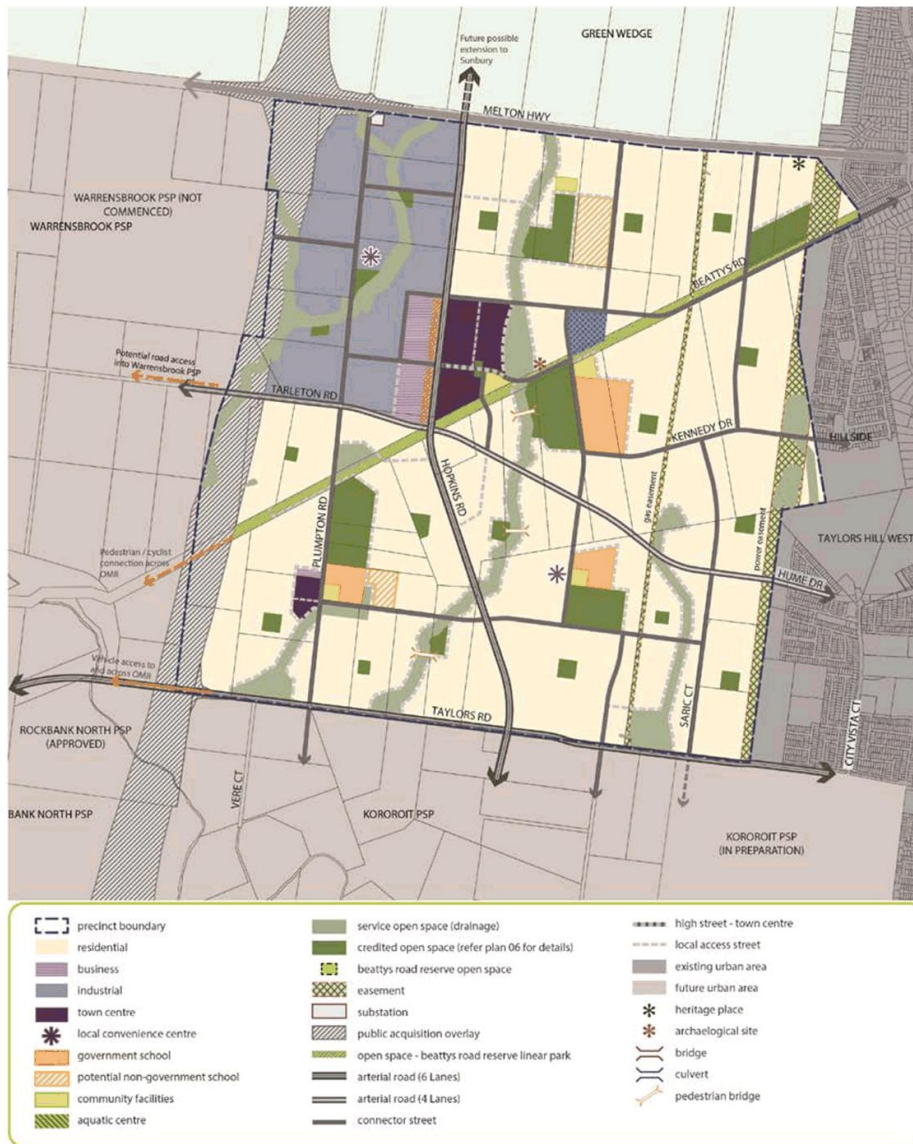
**Plumpton Precinct Structure Plan**

**1.0 The plan**

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Map 1 below shows the future urban structure proposed in the *Plumpton Precinct Structure Plan*. It is a reproduction of Plan 3 in the *Plumpton Precinct Structure Plan*.

**Map 1 to Schedule 11 to Clause 37.07**



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**2.0 Use and development**

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**2.1 The land**

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The use and development provisions specified in this schedule apply to the land as shown within the 'precinct boundary' on Map 1 of this schedule and shown as UGZ11 on the planning scheme maps.

*Note:* If land shown on Map 1 is not zoned UGZ, the provisions of this zone do not apply.

**2.2 Applied zone provisions**

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The use, subdivision, construction of a building and construction and carrying out of works provisions of the following zones in this scheme apply as set out in Table 1.

**Table 1: Applied Zone Provisions**

Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied zone provisions
Arterial Road	Clause 36.04 – Road Zone
Business	Clause 34.02 – Commercial 2 Zone
Connector Street	Clause 36.04 – Road Zone
Industry	Clause 33.01 – Industrial 1 Zone
Town Centre	Clause 34.01 – Commercial 1 Zone
Local Convenience Centre	
Mixed Use	Clause 32.04 – Mixed Use Zone
All other land	Clause 32.07 – Residential Growth Zone

**2.3 Specific provision – Reference to a planning scheme zone is a reference to an applied zone**

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A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

*Note:* e.g. The Commercial 2 Zone specifies 'Shop' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Road Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Road Zone or an applied Road Zone in the Urban Growth Zone schedule applying to the land'

**2.4 Specific provision – Use and development of future public land**

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A permit is not required to use or develop land shown in the *Plumpton Precinct Structure Plan* as open space (local parks and local sports reserves) or community facilities provided the use or development is carried out generally in accordance with the *Plumpton Precinct Structure Plan* and with the prior written consent of the responsible authority.

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**2.5 Specific provision – Use of land**DD/MM/YYYY  
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The following provisions apply to the use of land.

**Table 2: Use**

Use	Requirement
<b>Shop (other than Restricted retail) where the applied zone is Commercial 1 Zone</b>	A permit is required to use land for a Shop if the combined leasable floor area of all shops exceeds: <ul style="list-style-type: none"> <li>45,000 square metres for land shown as a Major Town Centre in the <i>Plumpton Precinct Structure Plan</i>.</li> <li>7,200 square metres for land shown as a Local Town Centre in the <i>Plumpton Precinct Structure Plan</i>.</li> <li>500 square metres for land shown as a Local Convenience Centre in the <i>Plumpton Precinct Structure Plan</i>.</li> </ul>
<b>Restricted retail where the applied zone is Commercial 2 Zone</b>	A permit is required to use land for a Restricted retail premises if the combined leasable floor area of all Restricted retail premises exceeds: <ul style="list-style-type: none"> <li>20,000 square metres for land shown as Business in the incorporated Plumpton Precinct Structure Plan</li> </ul>
<b>Dwelling where the applied zone is Mixed Use Zone</b>	A permit is required to use land for a dwelling if any frontage at ground level exceeds 2 metres.
<b>Primary school</b>	A permit is not required to use land for a Primary school on land shown as Potential Non Government Primary School in the <i>Plumpton Precinct Structure Plan</i> .
<b>Secondary school</b>	A permit is not required to use land for a Secondary school on land shown as Potential Non Government Secondary School in the <i>Plumpton Precinct Structure Plan</i> .
<b>Place of worship Residential aged care facility</b>	A permit is required to use land for a Place of worship and Residential aged care facility, in the gas pipeline measurement length depicted on Plan 11 of the <i>Plumpton Precinct Structure Plan</i> .

**2.6 Specific provision – Dwellings on a lot less than 300 square metres**DD/MM/YYYY  
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A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme.

**2.7 Specific provision – Buildings and works for a school**DD/MM/YYYY  
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A permit is required to construct a building or construct or carry out works associated with a Primary school or Secondary school on land shown as a potential non- government school unless exempt under Clauses 62.02-1 and 62.02-2.

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**2.8 Specific provision – Construction management plan required whether or not a permit is required**

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Prior to the commencement of any works, including demolition, on land shown as gas pipeline measurement length on Plan 11 – Utilities in the incorporated *Plumpton Precinct Structure Plan*, a construction management plan must be submitted to and approved by the responsible authority. The plan must:

- Prohibit the use of rippers or horizontal directional drills unless otherwise agreed by the owner/operator of the high pressure gas pipeline;
- Be endorsed by the owner/operator of the high pressure gas transmission pipeline where the works are within, crossing or in close proximity to the relevant gas transmission easement; and
- Include any other relevant matter to the satisfaction of the responsible authority.

The construction management plan must be implemented to the satisfaction of the responsible authority.

The construction management plan may be amended to the satisfaction of the responsible authority.

**2.9 Specific provision – Urban Design Framework – Plumpton Major Town Centre and Business and Industrial Precinct (part)**

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Except with the consent of the responsible authority and the Growth Areas Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works on land identified as ‘Plumpton Major Town Centre’ or the ‘Business and Industrial Precinct (part) UDF extent’ on Plan 5 in the incorporated *Plumpton Precinct Structure Plan*, until an urban design framework for the area has been prepared to the satisfaction of the responsible authority and the Growth Areas Authority.

An urban design framework approved under this schedule must be generally in accordance with the precinct structure plan applying to the land.

An application for use and/or development on land identified as ‘Plumpton Major Town Centre’ or the ‘Business and Industrial Precinct (part) UDF extent’ on Plan 5 in the incorporated *Plumpton Precinct Structure Plan* must be consistent with any urban design framework approved under this schedule.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework for the relevant area if, in the opinion of the responsible authority, the permit is consistent with the requirements for the urban design framework and the permit implements the objectives in the *Plumpton Precinct Structure Plan*.

The responsible authority may allow an urban design framework to be prepared in stages.

The urban design framework may be amended to the satisfaction of the responsible authority and the Growth Areas Authority.

**2.10 Specific provision – Referral of applications – Plumpton Major Town Centre and Local Town Centre**

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An application to subdivide land, or construct a building or carry out works (where value to those works in excess of \$500,000) on land identified in Plan 5 in the incorporated *Plumpton Precinct Structure Plan* as ‘Plumpton Major Town Centre’ and ‘Plumpton Local Town Centre’ must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Growth Areas Authority.

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**3.0 Application requirements**

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If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

**3.1 Subdivision - Residential development**

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In addition to the requirements of Clause 56.01-2, a Subdivision Design Response for a residential subdivision of less than 60 lots must show the proposed use and development of each part of the land, and the staging of the development for all land in contiguous ownership with the land under application.

An application for a residential subdivision of 10 lots or more must be accompanied by:

- A written statement that sets out how the subdivision implements the incorporated *Plumpton Precinct Structure Plan*.
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, in accordance with the incorporated *Plumpton Precinct Structure Plan*.
- A table setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A Traffic Impact Assessment Report to the satisfaction of the relevant road management authority.
- A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on groundwater.
- A preliminary site assessment of the potential for contaminated land as a result of previous land uses, carried out by a suitably qualified person.

**3.2 Local Town Centres**

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An application to use, subdivide land, construct a building or construct or carry out works for a Local Town Centre must also include the following information, as appropriate, to the satisfaction of the responsible authority:

- A design response report and plans that:
  - address the Local Town Centre requirements, the Local Town Centre Guidelines and the Local Town Centre Concept Plan in the *Plumpton Precinct Structure Plan*;
  - address any relevant design guidelines prepared by the Victorian Government or the Melton City Council;
  - demonstrate how the proposal relates to existing or approved development in the area;
  - demonstrate site responsive architecture and urban design;
  - demonstrate how the proposal will contribute to the urban character of the Local Town Centre;
  - explain how the proposal responds to feedback received following consultation with relevant infrastructure agencies such as the Department of Transport;
  - include environmental sustainability initiatives including integrated water management and energy conservation;

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- include provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the centre;
  - address the provision of advertising signs;
  - include arrangements for the provision of service areas and for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the centre and adjoining neighbourhoods; and
  - demonstrate how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the centre (including on future upper levels and through future car park redevelopments).
- An overall landscape concept/master plan for the centre including a design of the town square/ public space.

### 3.3 Public Infrastructure Plan

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An application for subdivision and/or use and development of land must be accompanied by a Public Infrastructure Plan which addresses the following:

- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- What, if any, infrastructure set out in the development contributions plan (or infrastructure contributions plan) applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

### 3.4 Traffic Impact Assessment

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An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility / concept road safety audit, must be to the satisfaction of VicRoads or responsible authority, as required.

### 3.5 Subdivide, use or develop land for a sensitive purpose – Environmental Site Assessment

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An application to subdivide land or to use or develop land as identified in Table 3 of this Schedule, for a sensitive use (residential use, child care centre, pre-school centre or primary school) must be accompanied by an Environmental Site Assessment prepared by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of the report titled *Growth Areas Authority, Plumpton and Kororoit Precincts, Land Capability Assessment, (GHD, October 2013)* and provides information including:

- Further detailed assessment of potential contaminants on the relevant land;
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*;
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics (including soil and groundwater sampling) on the relevant land and the potential impacts on the proposed development including any measures

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required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and

- Recommended remediation actions for any potentially contaminated land.

**Table 3: Environmental Site Assessment**

Address	Legal Description
1048 Taylors Road, Plumpton	Lot 1 on PS709426
1052 Taylors Road, Plumpton	Lot 1 on PS604066

**4.0 Conditions and requirements for permits**

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**4.1 Conditions for subdivision permits that allows the creation of a lot less than 300 square metres**

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Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme; and
- The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

**4.2 Conditions for subdivision or buildings and works permits where land is required for community facilities, public open space and road widening**

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Land required for community facilities or public open space shown as 'credited open space', as set out in the *Plumpton Precinct Structure Plan* or the *Plumpton and Kororoit Infrastructure Contributions Plan* must be transferred to or vested in Council at no cost to Council unless the land is funded by the *Plumpton and Kororoit Infrastructure Contributions Plan*.

Land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be transferred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the *Plumpton and Kororoit Infrastructure Contributions Plan*.

Land required for a community facility, road, or public open space must be on a Plan of Subdivision submitted for Certification as a reserve in favour of Melton City Council or the relevant agency, at no cost to Council or the relevant agency.

**4.3 Condition - Kangaroo Management**

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A permit granted for subdivision of land must include the following conditions:

- Before the certification of the Plan of Subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit. The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.



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**4.4 Requirement - Salvage and Translocation**

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Salvage and translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning.

**4.5 Requirement - Protection of conservation areas and native vegetation during construction**

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A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area or patch of native vegetation or scattered tree identified for retention in the incorporated Plumpton Precinct Structure Plan must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a conservation area/vegetation protection fence that is:
  - highly visible
  - at least 2 metres in height
  - sturdy and strong enough to withstand knocks from construction vehicles
  - in place for the whole period of construction
  - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
  - be located not less than 15 metres from a waterway;
  - be located outside the vegetation protection fence;
  - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
  - not be undertaken if it presents a risk to any vegetation within a conservation area; and
  - be carried out under the supervision of a suitable qualified ecologist or arborist.

**4.6 Management of bushfire risk during subdivisional works**

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A permit for subdivision that contains a condition requiring a construction management or site management plan must ensure that the relevant plan addresses any potential bushfire risks arising from the land during construction and must include a statement from a suitably qualified professional that the proposed bushfire risk management measures are appropriate.

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**4.7 Condition for public transport**

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Unless otherwise agreed to by Public Transport Victoria, prior to the issue of a statement of compliance for any subdivision stage, bus stops must be constructed, at full cost to the permit holder as follows:

- Generally in the location identified by Public Transport Victoria
- In accordance with the Public Transport *Guidelines for Land Use and Development* with a concrete hard stand area, and in activity centres a shelter must also be constructed
- Be compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*; and
- Be provided with direct and safe pedestrian access to a pedestrian path.

All to the satisfaction of Public Transport Victoria and the responsible authority.

**4.8 Condition – Environmental Site Assessment**

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Any permit for the use and development of land, as listed in Table 3 of this schedule, for a sensitive use (residential use, child care centre, pre-school centre or primary school) must contain the following conditions:

- Before the commencement of the development of the land, the recommendations of the Environmental Site Assessment submitted with the application must be carried out to the satisfaction of the responsible authority.
- Upon receipt of the further testing report the owner must comply with any further requirements made the responsible authority after having regard to the guidance set out in the *General Practice Note on Potentially Contaminated Land June 2005* (DSE). The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

Any permit for the subdivision of land listed in Table 3 of this schedule must contain the following conditions:

- Before a plan subdivision is certified under the *Subdivision Act 1988*, the recommendations of the Environmental Site Assessment submitted with the application must be carried out to the satisfaction of the responsible authority.
- Upon receipt of the further testing report the owner must comply with any further requirements made the responsible authority after having regard to the guidance set out in the *General Practice Note on Potentially Contaminated Land June 2005* (DSE). The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

**5.0 Advertising Signs**

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Land is in the category specified in the applied zone.

**5.1 Land and home sales signs**

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Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

- The advertisement area for each sign does not exceed 10 square metres;

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- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- The sign is not animated, scrolling, electronic or internally illuminated sign;
- The sign is not displayed longer than 21 days after the sale (not settlement) of the last lot.; and
- The sign is setback a minimum of 750mm from the property boundary.

A permit may be granted to display a sign promoting the sale of land or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres.

If the sign does not meet all of the requirements listed above, it must comply with the provisions of Clause 52.05.

## 5.2 Education / community promotion signs

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Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an advertising sign greater than two square metres in area that promotes a community facility or education centre on the land identified as community facilities, potential government school, potential non-government school and credited open space on Map 1 to this schedule.

## 6.0 Notice to gas transmission pipeline owner and operator

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Notice must be given to the person or body listed in the Schedule to Clause 66.06 of an application to use land for any of the following within the 'gas pipeline measurement length' shown on *Plan 11 Utilities* in the incorporated *Plumpton Precinct Structure Plan*

- Child care centre
- Cinema
- Education centre
- Hospital
- Residential aged care facility
- Corrective institution
- Place of assembly

Notice must be given to the person or body listed in the Schedule to Clause 66.06 of an application for a residential development of four or more storeys within the 'high pressure gas transmission pipeline measurement length' shown on *Plan 11 Utilities* in the incorporated *Plumpton Precinct Structure Plan*.

## 7.0 Decision Guidelines

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Before deciding on an application to use land for a shop in a town centre, in addition to the decision guidelines at Clause 37.07-14, the responsible authority must consider, as appropriate:

- The local catchment and PSP catchment demand for the additional floor area; and
- The effect on existing and future major town centres within City of Melton.

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**8.0 Exemption from notice and review not to apply to certain applications**

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An application to use land for a use listed in Section 2 of the Residential Growth Zone on land where the applied zone listed at Table 1 of this schedule is Residential Growth Zone is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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USE	CONDITION
Education centre	
Funeral parlour	
Hospital	
Industry (other than Rural industry)	
Intensive animal husbandry	
Office	
Place of assembly (other than Carnival and Circus)	
Research Centre	
Retail premises (other than Landscape gardening supplies, Market, and Primary produce sales)	
Rice growing	
Service Station	
Transport terminal	
Veterinary centre	
Warehouse	

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**2.0 Subdivision**

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A permit granted must:

- Be generally in accordance with the *Plumpton Precinct Structure Plan* applying to the land.
- Include any conditions or requirements specified in the *Plumpton Precinct Structure Plan*.

**3.0 Buildings and works**

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A permit granted must:

- Be generally in accordance with the *Plumpton Precinct Structure Plan* applying to the land.
- Include any conditions or requirements specified in the *Plumpton Precinct Structure Plan*.

**4.0 Exemption from notice and review**

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An application under any provision of this scheme which is generally in accordance with the *Plumpton Precinct Structure Plan* applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**5.0 Advertising signs**

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Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

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**SCHEDULE 10 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO10**.

**DEVELOPMENT CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**

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All land within the area shown as DCPO10 on the planning scheme maps.

**2.0 Summary of costs**

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None specified. The preparation and incorporation of a contributions plan is required.

**3.0 Summary of contributions**

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None specified. The preparation and incorporation of a contributions plan is required.

**4.0 Land or development excluded from development contributions plan**

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A permit may be granted to subdivide land, construct a building or construct or carry out works before a precinct wide contributions plan has been prepared to the satisfaction of the responsible authority if any of the following apply:

- An agreement under section 173 of the *Planning and Environment Act 1987* has been entered into with the responsible authority that makes provision for the delivery or items listed in the Precinct Infrastructure Plan within the *Plumpton Precinct Structure Plan*, incorporated document.
- The permit contains a condition requiring an agreement under section 173 of the *Planning and Environment Act 1987* that makes provision for contributions to items listed in the Precinct Infrastructure Plan within the *Plumpton Precinct Structure Plan*, incorporated document to be entered into before the commencement of development.
- The responsible authority considers that the permit does not compromise the orderly planning of the precinct for the construction of a building or construction or carrying out works associated with;
  - Additions or alterations to a single dwelling or development ancillary to use of land for a single dwelling.
  - An existing use of land provided the gross floor of the existing use is not increased by more than 1000 square metres.
  - A sign.
  - The permit only allows the consolidation of land or a boundary realignment.

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## SCHEDULE TO CLAUSE 52.01

Type or location of subdivision	Amount of contribution for public open space
All subdivision in the Melton East Growth Area except as exempted by Clause 52.01	9%
Land shown as UGZ1 on the planning scheme maps.	3.21% Land and/or cash contribution requirements must be in accordance with Section 5.5.3 of the Taylors Hill West Precinct Structure Plan (May 2010).
Land shown as UGZ2 on the planning scheme maps.	3.78% Land and/or cash contribution requirements must be in accordance with Section 5.4.3 of the Melton North Precinct Structure Plan (May 2010).
All land shown as Area 4 in Plan 1 of the Toolern Precinct Structure Plan.	0%
All other land within the Toolern Precinct Structure Plan	3.97% Land/and or cash contribution requirements must be in accordance with Table 2 and Section 4.5.2 of the Toolern Precinct Structure Plan (July 2011)
Land shown as UGZ5 on planning scheme maps (Diggers Rest Precinct Structure Plan)	3.04%
Land shown as UGZ4 on planning scheme maps (Rockbank North Precinct Structure Plan)	3.66%
Land shown as UGZ6 on planning scheme maps (Toolern Park Precinct Structure Plan)	2.21%
Land shown as UGZ8 on planning scheme maps (Paynes Road Precinct Structure Plan)	3.26%
<a href="#">Land shown as UGZ11 on planning scheme maps (Plumpton Precinct Structure Plan, June 2016)</a>	<a href="#">2.74% Residential</a> <a href="#">1.85% Employment</a>

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SCHEDULE TO CLAUSE 52.02

1.0  
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Under Section 23 of the Subdivision Act 1988

Land	Easement or restriction	Requirement
None-specified		
<a href="#">451-471 Beattys Road, Plumpton being Lot 8, on Plan of Subdivision 219656R Volume 9987 Folio 225</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. R630155E</a>	<a href="#">Remove</a>
<a href="#">1241-1249 Plumpton Road, Plumpton being Lot 7 on Plan of Subdivision 219656R Volume 9987 Folio 224</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. R255599P</a>	<a href="#">Remove</a>
<a href="#">1251 Plumpton Road, Plumpton being Lot 1, on Plan of Subdivision 648499M Volume 11507 Folio 426</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. S793763Q</a>	<a href="#">Remove</a>
<a href="#">1257 Plumpton Road, Plumpton being Lot 2 on Plan of Subdivision 648499M Volume 11507 Folio 427</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. S793763Q</a>	<a href="#">Remove</a>
<a href="#">1259-1265 Plumpton Road being Lot 5 on Plan of Subdivision 219656R Volume 9987 Folio 222</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. S730995A</a>	<a href="#">Remove</a>
<a href="#">1267-1275 Plumpton Road, Plumpton being Lot 4 on Plan of Subdivision 219656R Volume 9987 Folio 220</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. S629674L</a>	<a href="#">Remove</a>
<a href="#">1200-1306 Taylors Road, being Lot 3 on Plan of Subdivision 219656R Volume 9987 Folio 221</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. R916235H</a>	<a href="#">Remove</a>
<a href="#">1176-1198 Taylors Road, Plumpton being Lot 2 on Plan of Subdivision 219656R Volume 9987 Folio 219</a>	<a href="#">Restrictive Covenant contained in Instrument of Transfer No. T319904Y</a>	<a href="#">Remove</a>

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MELTON PLANNING SCHEME

[1152-1174 Taylors Road, Restrictive Covenant](#) [Remove](#)  
[Plumpton being Lot 1 on contained in Instrument of](#)  
[Plan of Subdivision Transfer No. T365052V](#)  
[219656R Volume 9987](#)  
[Folio 218](#)

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2.0  
19/01/2006  
VC37

**Under Section 24A of the Subdivision Act 1988**

Land	Person	Action
None specified		

3.0  
19/01/2006  
VC37

**Under Section 36 of the Subdivision Act 1988**

Land	Easement or right of way	Requirement
None specified		

MELTON PLANNING SCHEME

23/10/2014  
 C122  
 Proposed  
 C146

**SCHEDULE TO CLAUSE 52.17**

**1.0**

**Scheduled area**

23/10/2014  
 C122  
 Proposed  
 C146

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Reservation for the Western Freeway - Melton to Bacchus Marsh west of Bulmans Road	None specified
Those areas marked PAO1 on Map14PAO	All native vegetation
Those sites zoned Special Use – Schedule 8	All native vegetation
Land in a Public Use Zone 4 for the Caroline Springs Railway Station and associated facilities, known as Lot 1 on TP514045 part of 11-15 Palm Springs Road, Ravenhall	All native vegetation
Land shown as UGZ6 or IPO3 on the planning scheme maps	Shown as 'Remnant patches to be removed' on Plan 6 in the incorporated Toolern Park Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).
<a href="#">Land shown as UGZ11 or SUZ10 on the planning scheme maps</a>	<a href="#">Shown as 'Native vegetation that can be removed' on Plan 7 in the incorporated Plumpton Precinct Structure Plan where the removal, destruction or lopping is required for any development that is subject to and carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).</a>

**2.0**

**Scheduled weed**

15/09/2008  
 VC49

Area	Description of weed
None specified	

MELTON PLANNING SCHEME

**3.0 Utility installation code of practice**

15/09/2008  
VC49

Name of code of practice	
None specified	

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MELTON PLANNING SCHEME

29/10/2015  
 VC101  
 Proposed  
 C146

**SCHEDULE TO CLAUSE 66.04**

**Referral of permit applications under local provisions**

Clause	Kind of application	Referral authority	Type of referral authority
Clause 5.0 of Schedule 3 to Clause 42.01 (ESO)	An application required under Schedule 3 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 4 to Clause 42.01 (ESO)	An application required under Schedule 4 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 5 to Clause 42.01 (ESO)	An application required under Schedule 5 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 6.0 of Schedule 5 to 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a local town centre	Metropolitan Planning Authority	Determining referral authority
Clause 6.0 of Schedule 4 to 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a local town centre	Metropolitan Planning Authority	Determining referral authority
<a href="#">Clause 2.9 of Schedule 11 to 37.07 (UGZ)</a>	<a href="#">An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land identified on Plan 5 in the incorporated Plumpton Precinct Structure Plan as 'Plumpton Major Town Centre' and 'Plumpton Local Town Centre'.</a>	<a href="#">Growth Areas Authority</a>	<a href="#">Determining referral authority</a>

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MELTON PLANNING SCHEME

19/01/2006  
 VC37  
 C146

**SCHEDULE TO CLAUSE 66.06**

**Notice of permit applications under local provisions**

Clause	Kind of application	Person or body to be notified
<i>None specified</i>		
<u>Clause 6.0 of Schedule 11 to Clause 37.07 (UGZ)</u>	<u>Any application specified under Clause 6 of Schedule 11 to Clause 37.07.</u>	<u>The licensee and/or operator of the Derrimut to Sunbury pipeline and Truganina to Plumpton transmission gas pipeline.</u>

MELTON PLANNING SCHEME

26/11/2015  
 VC107  
 C146

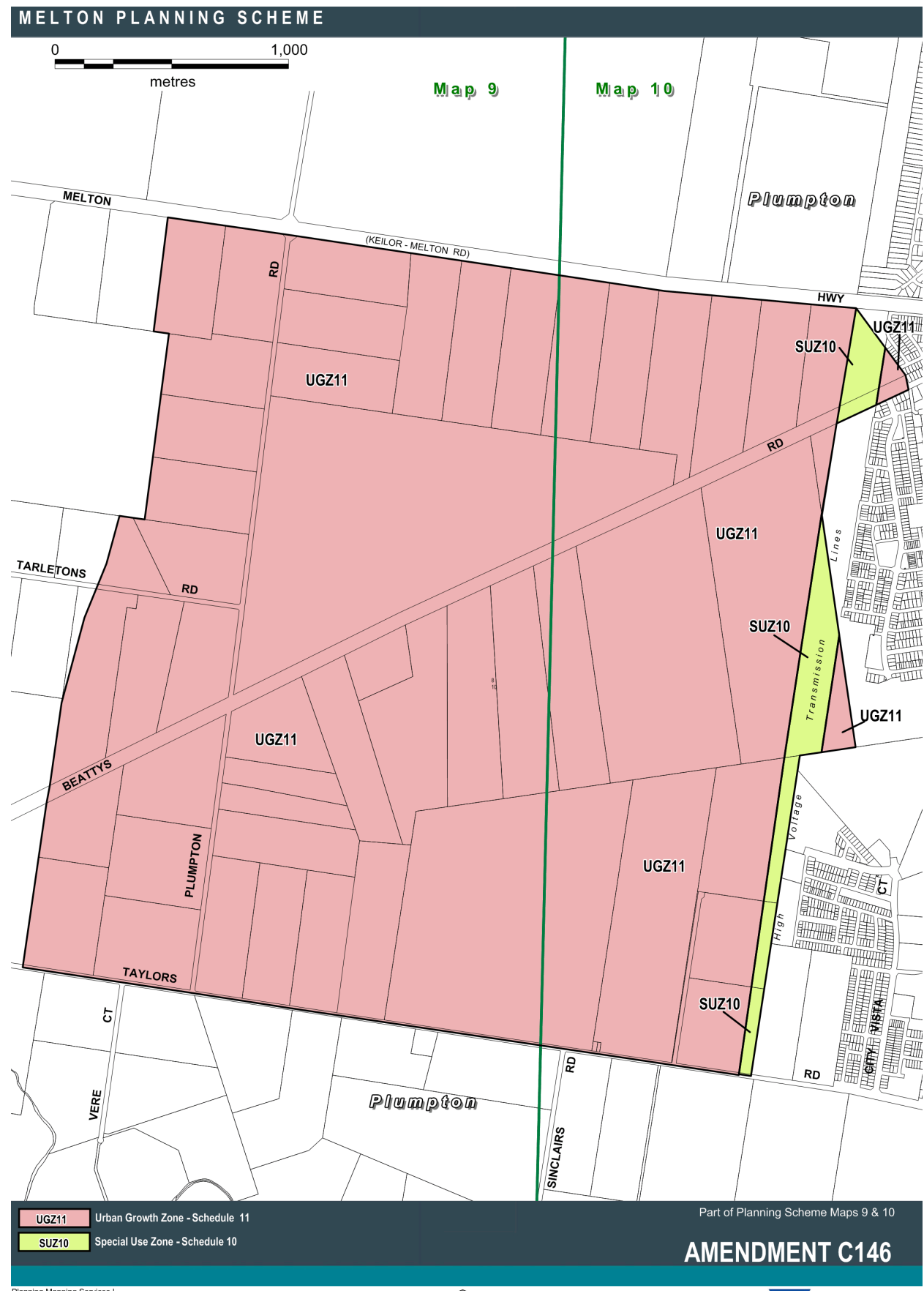
SCHEDULE TO CLAUSE 81.01

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012	C125
Caroline Springs Town Centre Comprehensive Development Plan August 2000	C14
Chartwell Restructure Allotment Plan (August 1992)	NPS1
Conditions for use of Lots 1&2 LP30733K, Plumpton Road for rock crushing	C9
Conditions for use of south-west corner of Greigs Road and Mount Cottrell Road, Melton, Crown Portions 1 and 2, Section 11, Parish of Pywheitjork for Extractive Industry	C13
Design and Siting Guidelines for Rural Zones, Melton Shire Council, 1996	NPS1
Diggers Rest Development Contributions Plan, March 2012	C121
Diggers Rest Native Vegetation Precinct Plan, March 2012	C121
Diggers Rest Precinct Structure Plan, March 2012	C121
Eynesbury Station Incorporated Plan, September 2001	C20
Guidelines for the Preparation of Environmental Management Plans in Melton's Rural Areas, Melton Shire Council, 1996	NPS1
HO110 Kerr Farm Site 1780-1882 Boundary Road, Mt Cottrell Incorporated Plan (2009)	C71
HO112 65-543 Greigs Road, Truganina Incorporated Plan (2009)	C71
Melton Cemetery Incorporated Plan (2008)	C73
Melton North Precinct Structure Plan Development Contributions Plan, May 2010	C83
Melton North Precinct Structure Plan, May 2010	C83
Melton Tourist Precinct Local Area Development Plan – February 1998	C4
Palmers Road and Robinsons Road Upgrade (Sayers Road to Western Freeway, Truganina) Incorporated Document, July 2012	C81
<a href="#">Plumpton Precinct Structure Plan, June 2016</a>	<a href="#">C146</a>
Rail Infrastructure Projects (comprising the Rail Gauge Standardisation Project, the Regional Fast Rail Project and the Fibre Optic Project), December 2002	VC17
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Fibre Optic Project, Integrated Approval Requirements (August 2003)	C40
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Regional Fast Rail Project, Integrated Approval Requirements (August 2003)	C40
RDAV Rockbank Facility Incorporated Document, July 2013	C151
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Regional Rail Link Project Section 2 Incorporated Document, March 2015	GC26
Robinsons Road Employment Area South Native Vegetation Precinct Plan, February 2011	C65

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## MELTON PLANNING SCHEME

Name of document	Introduced by:
Rockbank North Development Contributions Plan, March 2012	C120
Rockbank North Native Vegetation Precinct Plan, March 2012	C120
Rockbank North Precinct Structure Plan, March 2012	C120
Shire of Melton Heritage Study Stage 2: Volume 6- Statements of Significance, March 2009	C71
Small Lot Housing Code, August 2014	GC22
Statement of Significance – 161 Bulmans Road, Melton West, May 2011	C113
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	C128
Sunbury Electrification Project Incorporated Document February 2010	C96
Taylors Hill West Precinct Structure Plan (including the Taylors Hill West Native Vegetation Precinct Plan) May 2010 (Amended August 2011)	C115
Taylors Hill West Precinct Structure Plan, Development Contributions Plan, July 2010 (Amended October 2012)	C110
Toolern Park Precinct Structure Plan, August 2014	C122
Toolern Park Development Contributions Plan, August 2014	C122
Toolern Precinct Structure Plan (including Toolern Native Vegetation Precinct Plan), July 2011	C84(Part 2)
Toolern Precinct Structure Plan Development Contributions Plan July 2011	C84(Part 2)
Water for a Growing West Project Incorporated Document, July 2014	GC18
Western Highway Realignment (Melton to Bacchus Marsh) Incorporated Document, December 2009	C94



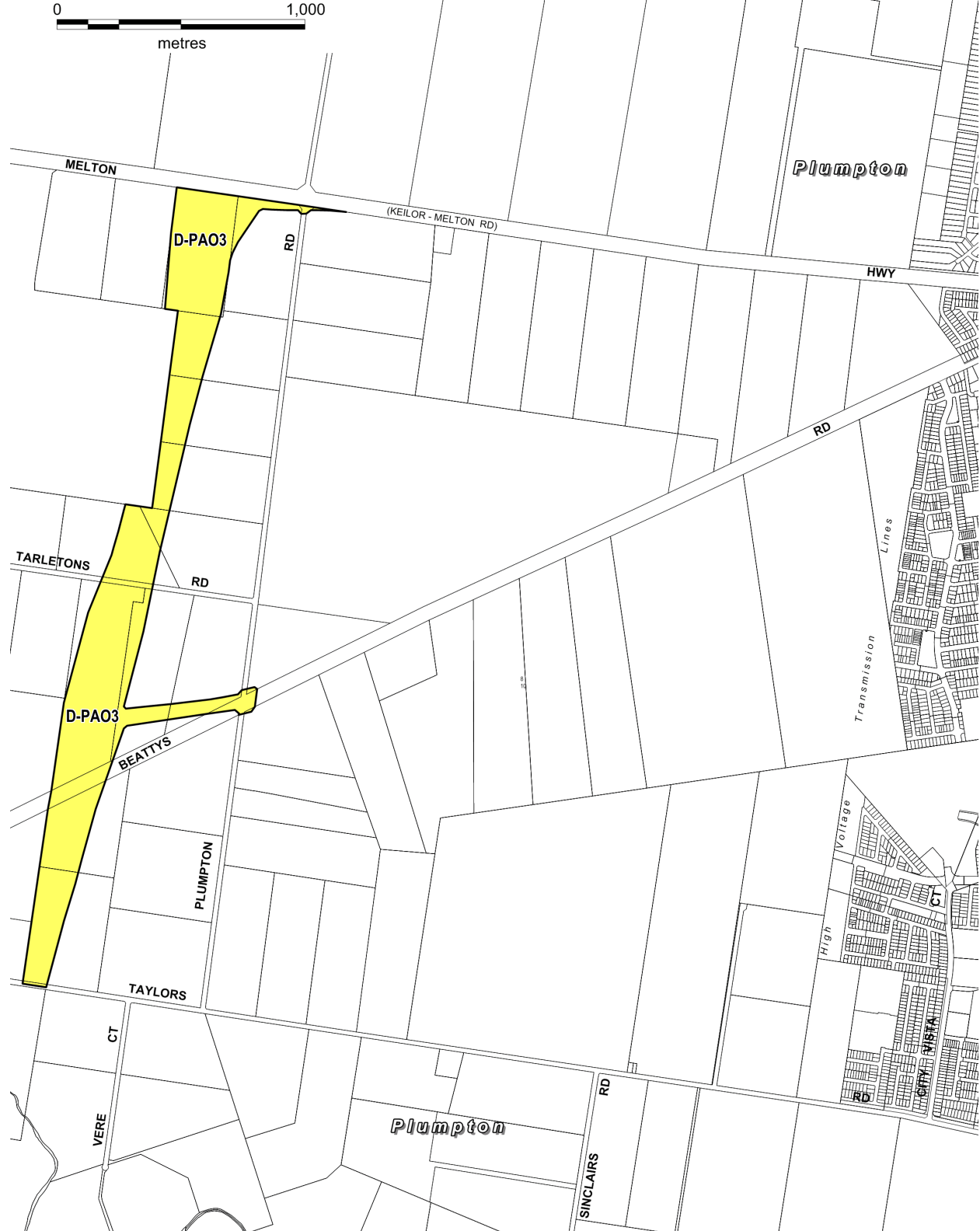
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VICTORIA Environment Land Water



MELTON PLANNING SCHEME



D-PA03 Area to be deleted from a Public Acquisition Overlay (PA03)

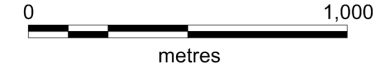
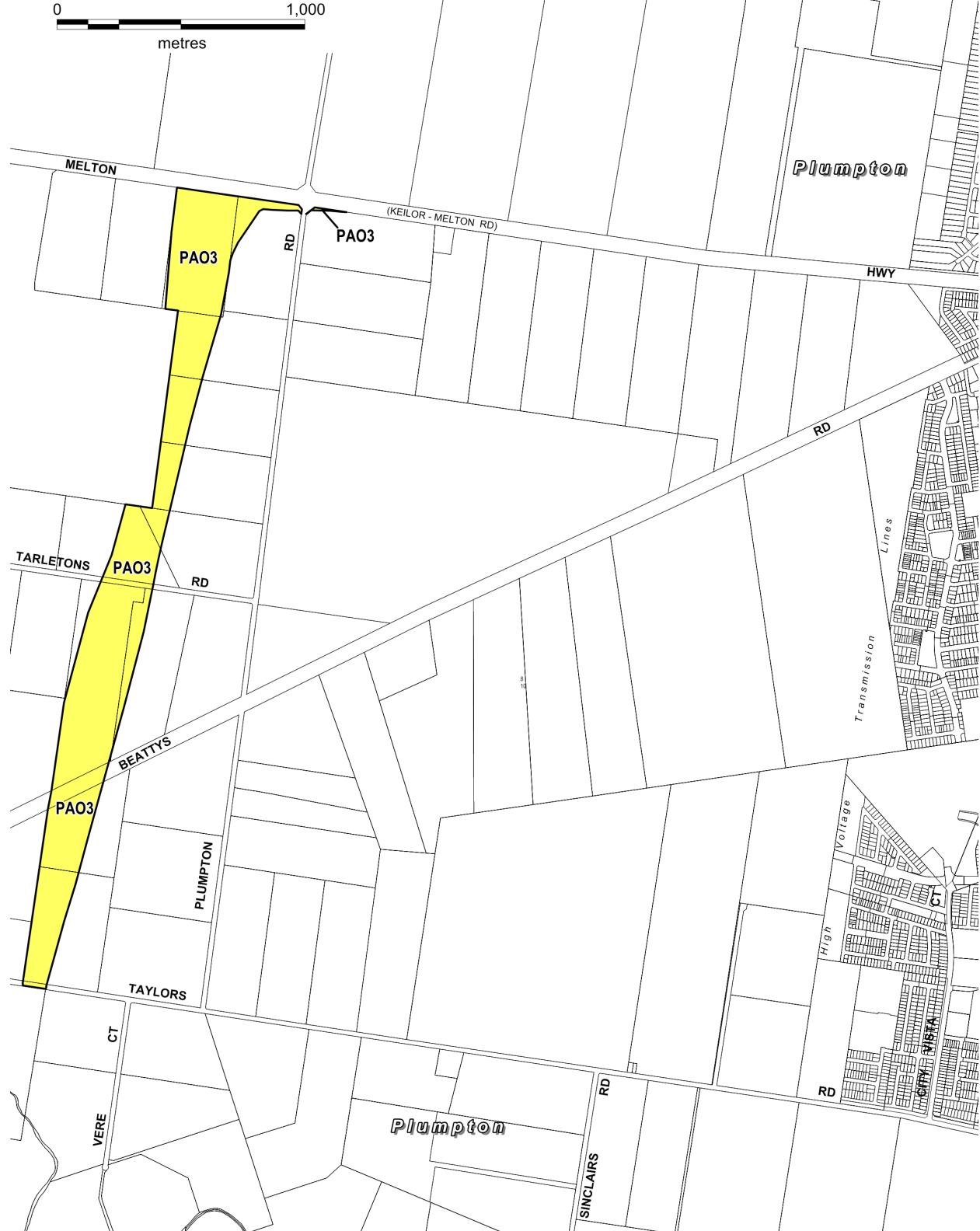
Part of Planning Scheme Maps 9PAO

AMENDMENT C146

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MELTON PLANNING SCHEME



PAO3 Public Acquisition Overlay (PAO3)

Part of Planning Scheme Maps 9PAO

AMENDMENT C146

Planning Mapping Services | Planning Information Services |



VICTORIA Environment Land, Water

MELTON PLANNING SCHEME



DCPO10 Development Contributions Plan Overlay - Schedule 10 Part of Planning Scheme Maps 9DCPO & 10DCPO

**AMENDMENT C146**

Planning Mapping Services | Planning Information Services |

