

**Kororoit**  
Precinct Structure Plan

June 2016





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## 1.0 INTRODUCTION

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

A PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support development.

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

Generally, the PSP:

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

The PSP is informed by:

- The State and Local Planning Policy Framework set out in the Melton Planning Scheme
  - The *West Growth Corridor Plan*, June 2012
  - *Plan Melbourne*, May 2014
  - The *Biodiversity Conservation Strategy* and applicable Sub-Regional Strategies for Melbourne's Growth Areas, June 2013
  - The *MPA Precinct Structure Planning Guidelines*, 2008
- The following document has been developed in parallel with the PSP to inform and direct the future planning and development of the Precinct:
- PSP 1078 Plumpton and PSP 1080 Kororoit Background Report

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

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

## 1.1 How to read this document

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

A planning application and planning permit must implement the outcomes of the precinct structure plan. The outcomes are expressed as the **vision and objectives**.

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

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

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

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

Development must also comply with other Acts and approvals where relevant e.g. the *Environmental Protection and Biodiversity Act 1999* in the case of biodiversity or the *Aboriginal Heritage Act 2006* in the case of cultural heritage amongst others.

Not every aspect of the land's use and development is addressed in this structure plan and a responsible authority may manage development and issue permits as relevant under its general discretion.

## 1.2 Land to which the Precinct Structure Plan applies

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

The Kororoit PSP formerly comprised 1181 hectares of land and included the proposed Kororoit Regional Park. As the boundary for the proposed Kororoit Regional Park is still being confirmed, this part of the former PSP area (ie the land which is both south of the Kororoit Creek and east of Sinclairs Road) has been removed from the Kororoit PSP and will be subject to a future structure planning process.

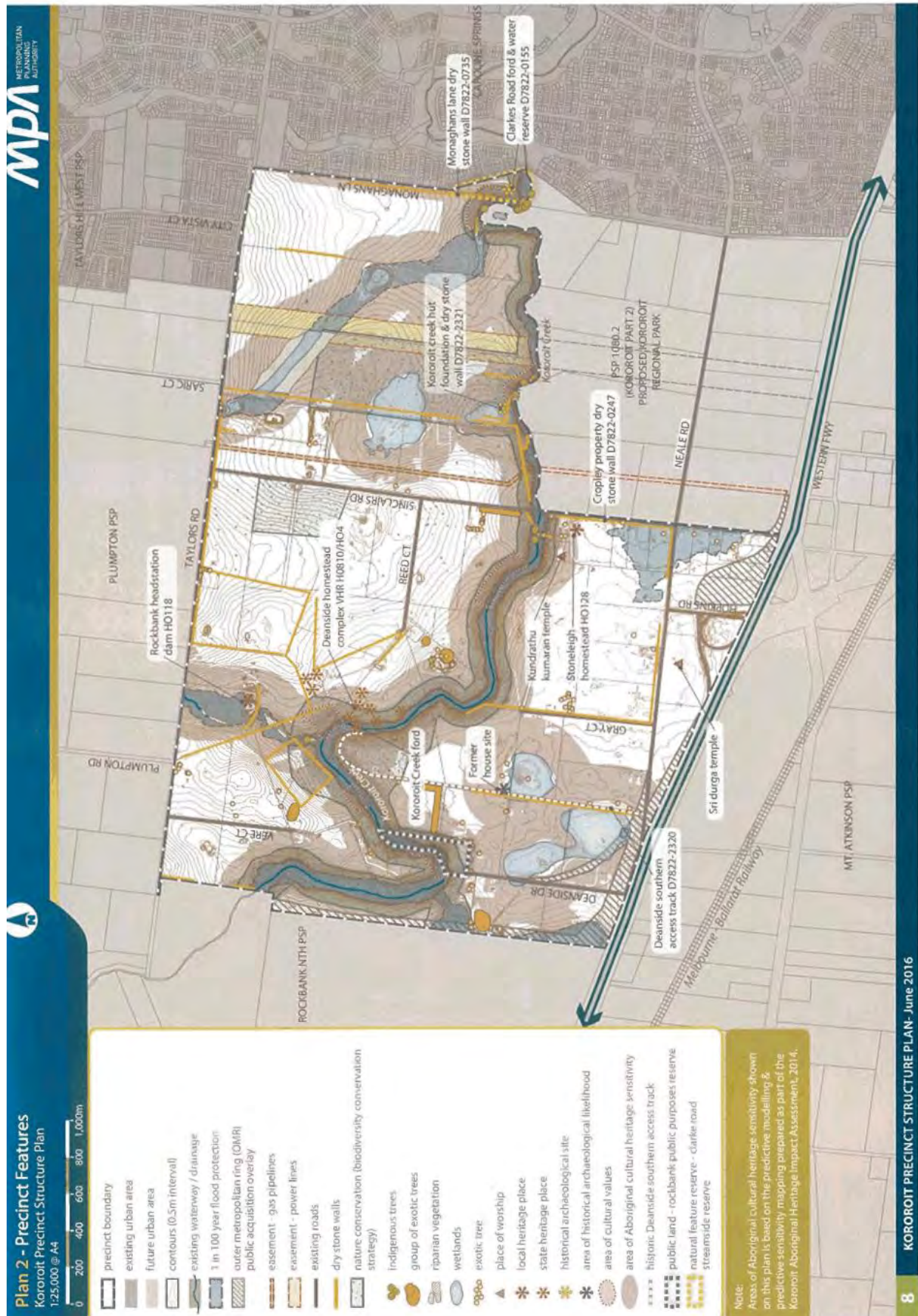
## 1.3 Plumpton and Kororoit Infrastructure Contributions Plan (ICP)

The Plumpton and Kororoit ICP will set out the requirements for infrastructure funding across both Plumpton and Kororoit PSP areas. The ICP will be a separate document incorporated into the Melton Planning Scheme and will be implemented through an Infrastructure Contributions Plan Overlay (ICPO). The ICP is the subject of recent legislation, and final ministerial direction is still to be resolved. Therefore, the Plumpton and Kororoit ICP is still under preparation and will be developed following finalisation of the ministerial direction.

The infrastructure projects that are expected to be included in the ICP are listed in Table 9 of the PSP and shown on Plans 12 and 13.

## 1.4 Background Information

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





## 2.0 OUTCOMES

### 2.1 Vision

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

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

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

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

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

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



**2.2 Key Objectives**

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

Development within Kororoit will seek to:

IMAGE & CHARACTER, HERITAGE & HOUSING		OBJECTIVES
<b>O1</b>	Deliver a minimum of 9,200 new homes across the Precinct at a density that promotes housing choice through the delivery of a range of lot sizes capable of accommodating a variety of dwelling types (16.5 dwellings per residential net developable hectare average in residential areas, with medium to higher densities within and adjacent to town centre areas and areas identified in Plan 5).	
<b>O2</b>	Identify, retain and celebrate places of Aboriginal cultural heritage significance within the precinct, including along Kororoit Creek.	
<b>O3</b>	Encourage a strong sense of place through the protection, enhancement and interpretation of places of post-contact cultural heritage significance, in particular the Deanside Homestead Complex (VHR H0810/H04), the Rockbank Headstation Dam (HO118), Stoneleigh Homestead (HO128), and dry stone walls in the Precinct.	
<b>O4</b>	Create a cultural heritage trail along the Kororoit Creek which interprets places of Aboriginal and post-contact cultural heritage, which is integrated with the existing cultural heritage trail network to the east in Caroline Springs and Burnside.	

EMPLOYMENT AND TOWN CENTRES	
<b>O5</b>	Deliver over 2,000 local jobs through capitalising on the opportunities of the local context including the growing residential population; existing and proposed roads, including the future extension of Hopkins Road which will connect the Princes Highway to the Melton Highway (and possibly through to Sunbury in future); the future Outer Metropolitan Ring road; and the possible future rail station at Mt Atkinson.
<b>O6</b>	Develop a Local Town Centre which leverages off the existing Neale Road and Hopkins Road intersection to enable early delivery of retail and other services to the growing community.
<b>O7</b>	Develop a Local Town Centre which leverages off the future extension to Hopkins Road, sports reserves and the indoor recreation centre; and whose sense of places is shaped by connections to the Deanside Homestead Complex and Kororoit Creek beyond.
<b>O8</b>	Provide lower-cost, flexible space for a range of business and services to locate in or near the two Local Town Centres, to enable these centres to adapt and evolve over time.
<b>O9</b>	Ensure the Local Town Centres deliver high amenity public space; prioritise access for walking, cycling and public transport; and are clearly identified at gateway sites along Hopkins Road and Neale Road.
<b>O10</b>	Encourage the provision of Local Convenience Centres in the north-east and south-west of the Kororoit PSP area, without compromising the functions and roles of nearby town centres.

OPEN SPACE AND COMMUNITY FACILITIES	
<b>O11</b>	Develop an open space network which connects to local and regional destinations including the proposed Kororoit Regional Park, the Mt Atkinson volcanic cone area, the Western Grasslands Reserve and town centres at Caroline Springs, Plumpton, Rockbank North and Mt Atkinson.
<b>O12</b>	Encourage walking, cycling and other recreation opportunities by providing connections between the various elements of the open space network including along streets, local parks, sports reserves, public plazas, Kororoit Creek and other natural and constructed waterways, gas and powerlines easements, and the proposed Kororoit Regional Park.
<b>O13</b>	Deliver a high quality landscaped interface between nature conservation areas and surrounding development and enable appropriate community access to foster appreciation of these areas, while protecting significant species.
<b>O14</b>	Maximise the open space and conservation benefits of the powerlines and gas easements, which run north-south through the Precinct, through developing a shared path within each, and complemented by landscaping and recreational uses within the powerlines easement (north of the Kororoit Creek only).
BIODIVERSITY AND THREATENED SPECIES	
<b>O15</b>	Contribute to the long term conservation of significant flora and fauna species through protection of habitat, particularly along the Kororoit Creek and in Conservation Areas 1 and 2.
<b>O16</b>	Deliver sensitive interfaces with conservation areas using tailored road interface cross sections.
TRANSPORT AND MOVEMENT	
<b>O17</b>	Provide safe, continuous and inviting paths of travel for pedestrian and cyclists to key destinations and trails, including the Plumpton Major Town Centre to the north; Local Town Centres; schools and community hubs; shared paths along waterways and easements; and to the Kororoit Creek and proposed Kororoit Regional Park.
<b>O18</b>	Create a clear and legible street network that provides straightforward connections to the wider public transport and road network.
<b>O19</b>	Maximise use of public transport by providing an efficient bus-capable road network that services key destinations throughout the precinct.
INTEGRATED WATER MANAGEMENT AND UTILITIES	
<b>O20</b>	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, responds to local soil types, minimises flood risk, ensures waterway health, and contributes towards a sustainable and green urban environment.
<b>O21</b>	Ensure sensitive land uses are located outside the measurement length of the high pressure gas transmission pipelines where possible and that construction is managed to minimise risk of any adverse impacts.

PRECINCT INFRASTRUCTURE AND STAGING	
<b>O22</b>	Deliver Hopkins Road and associated waterway crossing early in the staging of the Precinct, to open up access to the Deanside Local Town Centre and to the Plumpton Major Town Centre and the Business and Industrial Precinct to the north, and to reduce pressure on existing and proposed connector streets.
<b>O23</b>	Deliver two new and upgraded north-south connector streets and associated bridges over Kororoit Creek which leverage off the existing Sinclairs Road, and which bring together communities on the north and south sides of the Kororoit Creek.
<b>O24</b>	Provide all lots with potable water, third pipe, electricity, reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant authority.
<b>O25</b>	Deliver cohesive and integrated neighbourhoods by co-ordinating development with the delivery of key local and state infrastructure.





**2.3 Summary Land Use Budget**

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

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

The GDA for the Kororoit Precinct is 925.45 hectares, with a total NDA of 530.87 hectares. The residential NDA is 525.27 hectares, meaning approximately 56.76% of the land within the Kororoit PSP area is available for residential development, while 5.60 hectares, or 0.61% of the land, is available for predominantly employment uses.

Based on a residential development yield average of 16.5 dwellings per net developable hectare, and including medium densities of up to 25 dwellings per hectare as per Plan 5 in some locations, the Kororoit PSP will generate at least 9,200 dwellings to accommodate 25,875 residents.

**Table 1 Summary Land Use Budget**

DESCRIPTION	PSP 1080		
	HECTARES	% PRECINCT	% OF NDA
<b>TOTAL PRECINCT AREA (HA)</b>	<b>925.45</b>		
<b>TRANSPORT</b>			
Arterial Road - Existing Road Reserve	7.73	0.83%	1.46%
Arterial Road - Public Acquisition Overlay	24.49	2.65%	4.61%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	15.95	1.72%	3.00%
Non-Arterial Road - Retained Existing Road Reserve	15.23	1.65%	2.87%
Sub-total Transport	63.39	6.9%	11.94%

DESCRIPTION	PSP 1080		
	HECTARES	% PRECINCT	% OF NDA
<b>EDUCATION, COMMUNITY &amp; GOVERNMENT</b>			
Government School	18.90	2.04%	3.56%
Potential Non-Government School	2.60	0.28%	0.49%
Local Community Facility (ICP land)	2.80	0.30%	0.53%
Local Indoor Recreation (ICP land)	2.50	0.27%	0.47%
Sub-total Community & Education	26.80	2.9%	5.05%
<b>OPEN SPACE</b>			
<b>SERVICE OPEN SPACE</b>			
Conservation Reserve	191.30	20.67%	36.04%
Waterway and Drainage Reserve	43.44	4.69%	8.18%
Utilities Easements	15.83	1.71%	2.98%
Sub-total Service Open Space	250.58	27.08%	47.20%
<b>CREDITED OPEN SPACE</b>			
Local Sports Reserve (ICP land)	35.40	3.8%	6.67%
Local Network Park (ICP Land)	16.96	1.8%	3.19%
Sub-total Credited Open Space	52.36	5.7%	9.86%
<b>REGIONAL OPEN SPACE</b>			
Metropolitan Open Space (state funded)	1.45	0.2%	0.27%
Sub-total Regional Open Space	1.45	0.2%	0.27%
Total Open Space	304.38	32.9%	57.34%
<b>TOTAL NET DEVELOPABLE AREA (NDA) HA</b>	<b>530.87</b>	<b>57.36%</b>	
<b>TOTAL NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA</b>	<b>525.27</b>	<b>56.76%</b>	
<b>TOTAL NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA</b>	<b>5.60</b>	<b>0.61%</b>	
<b>RESIDENTIAL LOCAL OPEN SPACE (EXPRESSED AS % OF NDAR)</b>			
Local Sports Reserve (ICP land)	35.40	6.74%	
Local Network Park (ICP land)	16.96	3.23%	
Sub-total	52.36	9.97%	
<b>TOTAL OPEN SPACE</b>	<b>52.36</b>	<b>9.86%</b>	







**3.0 IMPLEMENTATION**

**3.1 Image, character, heritage & housing**

**3.1.1 Image and character**

	REQUIREMENTS								
<b>R1</b>	All public landscaped areas must be planted and designed to the satisfaction of the responsible authority. Street trees must be planted on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the responsible authority and in accordance with Melton City Council Landscape Guidelines, at an average of:								
<b>R2</b>	<table border="1"> <thead> <tr> <th>Average interval</th> <th>Tree size (in height)</th> </tr> </thead> <tbody> <tr> <td>8 – 10 metres</td> <td>Small trees (less than 10 metres)</td> </tr> <tr> <td>10 – 12 metres</td> <td>Medium trees (10 – 15 metres)</td> </tr> <tr> <td>10 – 15 metres</td> <td>Large trees (15 metres or greater)</td> </tr> </tbody> </table>	Average interval	Tree size (in height)	8 – 10 metres	Small trees (less than 10 metres)	10 – 12 metres	Medium trees (10 – 15 metres)	10 – 15 metres	Large trees (15 metres or greater)
Average interval	Tree size (in height)								
8 – 10 metres	Small trees (less than 10 metres)								
10 – 12 metres	Medium trees (10 – 15 metres)								
10 – 15 metres	Large trees (15 metres or greater)								
<b>R3</b>	Street tree planting on declared arterial roads must be established in accordance with the clear zone guidelines to the satisfaction of the coordinating road authority.								
<b>R4</b>	Trees in parks and streets must be: <ul style="list-style-type: none"> <li>• Suitable for local conditions.</li> <li>• Planted in modified and improved soil to support tree establishment and longevity.</li> <li>• Consistent with any guidance provided on the relevant cross section within this PSP unless otherwise approved by the responsible authority.</li> </ul>								
<b>R5</b>	Boundary fences forward of the building line must not exceed 1.2 metres in height.								

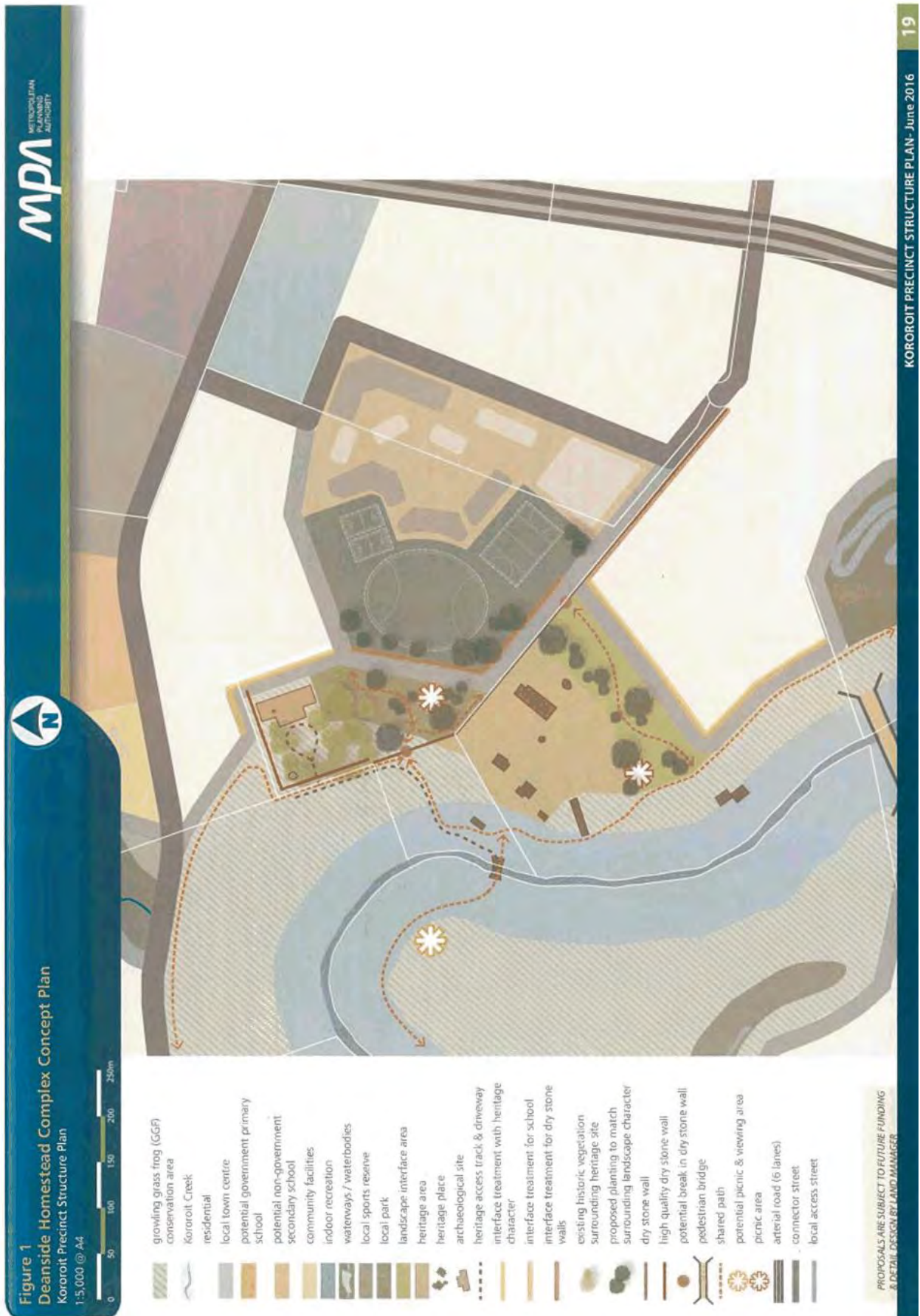
	GUIDELINES
<b>G1</b>	Streets should be provided directly abutting waterways reserves, open spaces and utilities easements to ensure houses generally face these public spaces.
<b>G2</b>	In locations where the responsible authority is satisfied it is not feasible to locate a street adjacent to the open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

<b>G12</b>	Development adjacent to the Kororoit Creek and Conservation Areas should respond sensitively to the topography and local environment in terms of building scale, landscape design and plant selection, in accordance with interface treatments in Appendix F and Appendix G.
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3.1.2 Heritage

REQUIREMENTS	
<b>R6</b>	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.
	Dry stone walls illustrated on Plan 2 must be retained unless otherwise agreed by the responsible authority. Dry stone walls to be retained must: <ul style="list-style-type: none"> <li>• Be situated within public open space or road reserve to the satisfaction of the responsible authority.</li> <li>• Have a suitable landscape interface.</li> <li>• Be checked by a suitably qualified dry stone waller for any loose stones. Any loose stones are to be reinstated in the wall in secure positions.</li> <li>• 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.</li> <li>• Be incorporated into subdivision design to minimise disturbance to the walls (e.g. utilisation of existing openings for vehicle and pedestrian access).</li> </ul>
<b>R8</b>	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.
<b>R9</b>	Installation of services across the alignment of retained dry stone walls must be undertaken by boring rather than open trenching. If open trenching or disturbance to the wall is unavoidable, a minimum section of wall may be temporarily removed and then reinstated to original condition under the supervision of a suitably qualified dry stone waller to the satisfaction of the responsible authority.

<b>R10</b>	Reinstatement of walls must use stone from (in order of priority): <ul style="list-style-type: none"> <li>• The original wall in that location (including fallen stone adjacent to the wall).</li> <li>• A nearby section of the wall approved to be removed.</li> <li>• Any adjacent paddock containing wall parts which can be recovered.</li> <li>• Walls approved to be removed in the nearby area (including any stone which has been stockpiled by Council).</li> </ul>
<b>R11</b>	Any subdivision and/or development of land on or adjoining the Deanside Homestead Complex heritage site must have regard to the heritage significance of the site, provide a sensitive interface, and respond to Figure 1 and Appendix B.
GUIDELINES	
<b>G13</b>	Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those identified on Plan 2, should liaise with the designated Registered Aboriginal Party (or the Office of Aboriginal Affairs Victoria in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.
<b>G14</b>	Land uses abutting retained dry stone walls should enhance public visibility of the walls. Relevant uses include open space, conservation reserve, road verge or property boundary wall.
<b>G15</b>	Where it has been agreed with the responsible authority that an existing dry stone wall is to be removed, land owners should consult with Council to determine whether the material can be retained for use elsewhere.
<b>G16</b>	Development of land subject to the Heritage Overlay in the Melton Planning Scheme should ensure that the heritage place is recognised within, and well integrated with, the subdivision.
<b>G17</b>	Adaptive reuse of the Deanside Homestead Complex (VHR H0810/HO4) and Stoneleigh Homestead (HO128) may be appropriate if it is demonstrated that it will contribute to the long term conservation of these heritage places.
<b>G18</b>	A heritage interpretation trail should be provided along the Kororoit Creek that tells a story of the area's local history, both Aboriginal and post-contact cultural heritage, through appropriate interpretive installations in consultation with relevant stakeholders, which meets with the existing cultural heritage trail network to the east in Caroline Springs and Burnside.



3.1.3 Housing

	REQUIREMENTS
<b>R12</b>	Residential subdivisions must deliver a broad range of lot sizes capable of accommodating a variety of housing types.
<b>R13</b>	Subdivision of land must deliver an overall minimum average density of 16.5 dwellings per net developable hectare. Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this guideline through further stages of development.
<b>R14</b>	Medium density and higher density housing must be maximised within and adjacent to key amenity areas of the Precinct, as illustrated on Plan 5 and in Table 3.
<b>R15</b>	Subdivision of land within a 400 metre walkable distance of Local Town Centres, community hubs, the Principal Public Transport Network and as indicated on Plan 5 must create a range of lot sizes suitable for the delivery of medium or higher density housing types listed in Table 2.
<b>R16</b>	<p>Lots and dwellings where possible must front or side:</p> <ul style="list-style-type: none"> <li>• Drainage channels, waterways</li> <li>• All open space and utilities easements</li> <li>• Arterial and connector roads (including the future Outer Metro Ring road and the Western Freeway (refer Appendix I))</li> </ul> <p>The siting of lots to the above must be kept to a minimum.</p>
<b>R17</b>	Lots must front Conservation Areas and must provide for the outcomes illustrated in Appendix K and Appendix G as relevant.
<b>R18</b>	<p>Subdivision applications must include layouts for any lots identified for future development of medium density, high density or integrated housing that suitably demonstrate:</p> <ul style="list-style-type: none"> <li>• Potential dwelling yield</li> <li>• Active interfaces with adjacent street, open space and waterways</li> <li>• Safe and effective internal vehicle and pedestrian circulation</li> <li>• The delivery of dwelling diversity and lot sizes</li> <li>• Servicing arrangements</li> <li>• Treatments for sensitive interfaces.</li> </ul>

	GUIDELINES
<b>G19</b>	Subdivisions should cater for the provision of a range of dwelling types and lot frontages to achieve housing diversity and create choice at each stage of development.
<b>G20</b>	Subdivisions should, for each stage, cater for the provision of three or more dwelling types, as listed in Table 2 - Housing type by lot size as appropriate, or demonstrate an alternative lot range that achieves the housing diversity objectives.
<b>G21</b>	<p>Specialised housing forms such as lifestyle communities, retirement living or aged care facilities should:</p> <ul style="list-style-type: none"> <li>• Be integrated into the wider urban structure</li> <li>• Be located in close proximity to town centres and community hubs</li> <li>• Be accessible by public transport</li> <li>• Not present a barrier to movement through the surrounding road network.</li> </ul>
<b>G22</b>	Lots adjacent to the Growing Grass Frog Conservation Area and Nature Conservation Areas should use indigenous plantings in front gardens, to the satisfaction of the responsible authority.

**Table 2** Housing Type by Lot Size

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

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

**Table 3** Housing Density

CATCHMENT	AVERAGE DWELLINGS PER NET DEVELOPABLE HECTARE	AREA (HA) - APPROX	DWELLING YIELD	RESULTING ADDITIONAL NUMBER OF DWELLINGS OVER 16.5 DWELLINGS PER HECTARE
Deanside Local Town Centre (LTC)	25	16.2	405	138
Kororoit Local Town Centre (LTC)	25	21.8	544	185
Kororoit East Convenience Hub	25	14.3	357	121
Kororoit West Convenience Hub	25	11.5	288	98
<b>TOTAL</b>		<b>63.8</b>	<b>1595</b>	<b>542</b>

### 3.2 Employment and Town Centres

#### 3.2.1 Local Town Centres

##### Deanside Local Town Centre

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

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

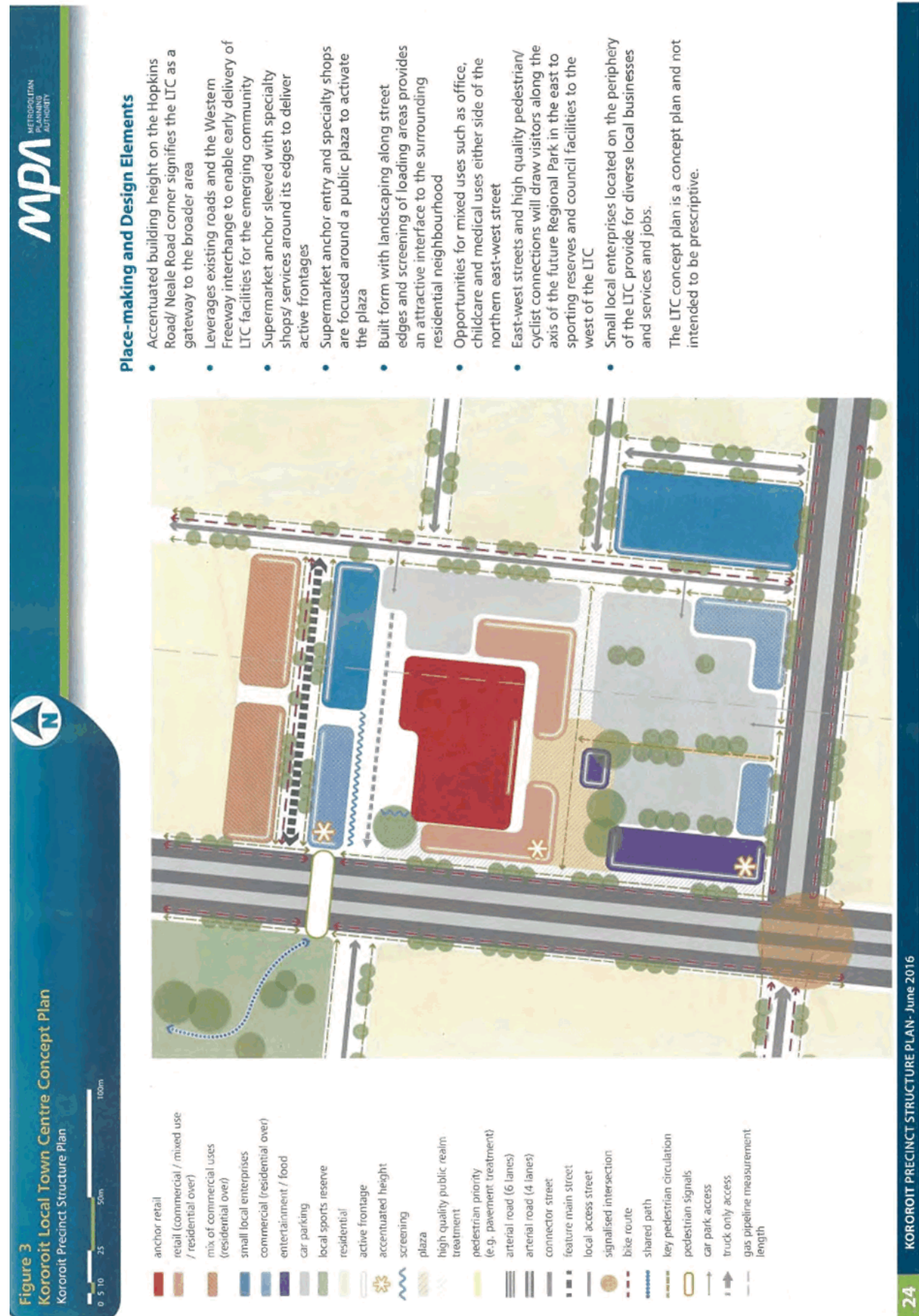
- Printers, craft centres, storage, equipment repairs and servicing, studio/workrooms, veterinary clinics, dance studios.
- They can require many different layout options, varied floor space sizes, servicing, storage and lower-order rentals than in the core retail areas. These are integral to the creation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

##### Kororoit Local Town Centre

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

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







3.2.2 Local Convenience Centres

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

REQUIREMENTS	
<b>R21</b>	Local Convenience Centres must be oriented towards a connector street and consider the relationship and interface with surrounding uses.
<b>R22</b>	Shop floor space within each Local Convenience Centre must not exceed 500m <sup>2</sup> without a planning permit.
<b>R23</b>	Buildings as part of a Local Convenience Centre must: <ul style="list-style-type: none"> <li>• Provide primary access to tenancies from the connector street</li> <li>• Provide active and articulated frontages to the adjoining street network</li> <li>• Have active frontages and must be designed in a way which contributes to the public domain</li> <li>• 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.</li> </ul>
<b>R24</b>	Safe and convenient pedestrian access must be provided to the Local Convenience Centre, including a safe pedestrian street crossing and proximity to bus stop locations.
GUIDELINES	
<b>G23</b>	Local Convenience Centres should be located as illustrated on Plan 3, unless otherwise agreed by the responsible authority, and should be consistent with the guidance provided in relation to the hierarchy of centres in Table 4.
<b>G24</b>	The design of the Local Convenience Centres should: <ul style="list-style-type: none"> <li>• Feature clear circulation and a high degree of permeability for pedestrians</li> <li>• Provide for a mix of tenancies</li> <li>• Incorporate a range of uses including retail, offices and medium density residential use.</li> </ul>

Table 4 Town Centre Hierarchy

TOWN CENTRE	SHOP FLOOR SPACE	COMMERCIAL FLOOR SPACE (INDICATIVE ONLY - INCLUDES MEDICAL, NON-GOVERNMENT ORGANISATIONS ETC.)	LOCATION AND ANCILLARY USES
Deanside Local Town Centre	6,000 m <sup>2</sup>	5,100 m <sup>2</sup>	Located to service residents in the north of the Kororoit Precinct. Co-located with indoor recreation facilities and sporting reserves, and with good connections to Deanside Homestead Complex and the Kororoit Creek trails beyond.
Kororoit Local Town Centre	7,100 m <sup>2</sup>	6,000 m <sup>2</sup>	Located to service residents in the south of the Kororoit Precinct, this LTC is an opportunity for early delivery as it is serviced by existing roads. Located with good connections to a proposed school, community facilities, sporting reserves and the proposed Kororoit Regional Park.
Local Convenience Centre - East	500 m <sup>2</sup>	500 m <sup>2</sup>	To provide top-up groceries and local services for the area in the north-east of the Kororoit Precinct, where residents are beyond a comfortable walk to either LTC.
Local Convenience Centre - West	500 m <sup>2</sup>	500 m <sup>2</sup>	To provide top-up groceries and local services for the area in the south-west of the Kororoit Precinct, where residents are beyond a comfortable walk to either LTC.

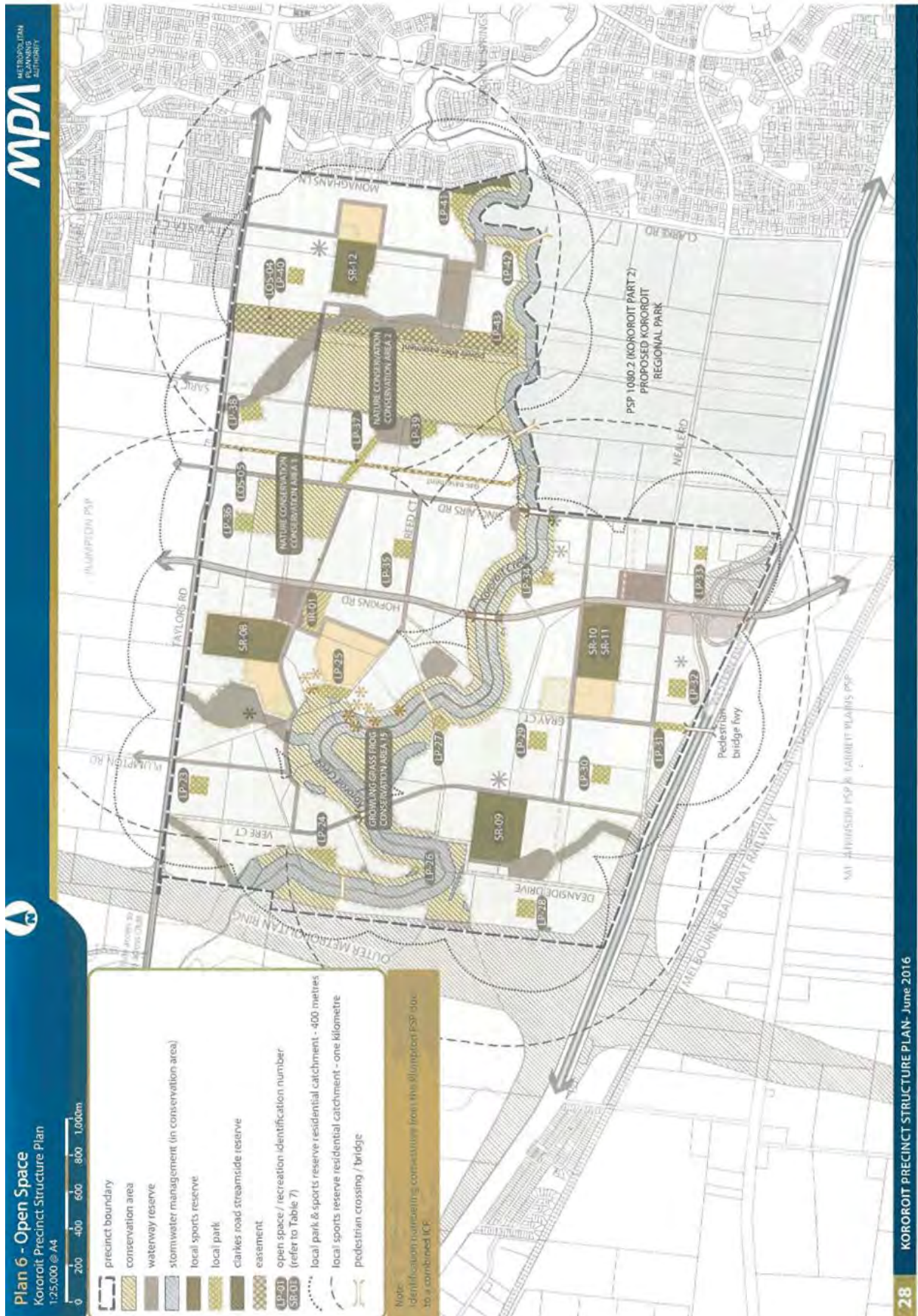
Table 5 Anticipated Employment Creation

LAND USE	MEASURE	JOB	QTY IN PSP	EST. JOBS
Community centre	Jobs / Centre	10	3	30
Primary School	Jobs / School	40	4	160
Secondary School	Jobs / School	90	1	90
Other community services (eg medical, non-government organization, private childcare)	1 Job / 50 sqm	0.02	3,700	74
Retail	1 Job / 30 sqm	0.03	14,900	497
Industrial/commercial employment	1 job/ 60 sqm	0.17	5,000	883
Home based business	Jobs / dwelling	0.05	9,200	460
<b>Total estimated</b>				<b>2,144</b>

3.3 Community Facilities and Education

REQUIREMENTS	
<b>R25</b>	Schools and community facilities must be designed to front and be directly accessed from a public street and any adjoining public spaces, with car parks located away from the main entry.
<b>R26</b>	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, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone, and in accordance with <i>Development of Non-Government School Sites for an Alternative Purpose</i> (GAA 2013).
<b>R27</b>	Connector or local access streets abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.

GUIDELINES	
<b>G25</b>	The design and layout of schools, community facilities and sports reserves should include extensive canopy tree planting, be integrated where possible with neighbouring facilities, and fencing minimised, to enable community use of facilities out of hours; to deliver continuous pedestrian paths of travel; and to achieve efficiencies such as sharing and overall reduction of car parking spaces.
<b>G26</b>	Community facilities should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of community uses.
<b>G27</b>	Any private childcare, medical, or similar facility is encouraged to locate in or near Local Town Centres, Local Convenience Centres and community hubs (subject to any place-specific restrictions).
<b>G28</b>	Detailed design of community hubs should include opportunities for the development of community gardens and associated infrastructure including garden beds, garden sheds, seating and water tanks.
<b>G29</b>	The location of key entries to community facilities should allow for activation of the street and safe and convenient pedestrian and cyclist access for all ages and abilities.
<b>G30</b>	Schools should be provided with three street frontages where practical.



**3.4 Open Space**

**3.4.1 Open Space and Natural Systems**

REQUIREMENTS
<p>All parks must be located, designed and developed to the satisfaction of the responsible authority in accordance with Plan 6 and Table 7 of this PSP.</p> <p>The location of land for a local park is considered to be 'generally in accordance', provided:</p> <ul style="list-style-type: none"> <li>• The location does not reduce the walkable access to local parks demonstrated on Plan 6</li> <li>• The design does not diminish the quality or usability of the space for passive recreation</li> <li>• The land area is equal to or more than the local park provision outlined in Plan 6, or:</li> <li>• Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation</li> <li>• The location of the park remains abutting a GGF Conservation Area or Nature Conservation Area, if Plan 6 indicated the local park was abutting a GGF Conservation Area or Nature Conservation Area.</li> </ul> <p>Subject to the approval of the responsible authority, where a proposed park is smaller than outlined in Table 7, the land must be added to another park and the responsible authority must be assured that this will be delivered.</p>
<p>All open space and public landscaped areas (other than Nature Conservation Areas) must contain extensive planting of robust large-canopy trees appropriate to the local climate and soil conditions that are suitable to the urban environment, to the satisfaction of the responsible authority.</p>
<p>Where fencing of open space is required, it must be low scale and/or visually permeable to facilitate public safety and surveillance.</p>
<p>Design of local parks and sporting reserves must demonstrate integration with the values of adjoining encumbered land including Aboriginal and post-contact heritage and drainage waterways.</p>

<b>R32</b>	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.
<b>R33</b>	Design of service open space including waterway corridors, utilities easements and any other encumbered open space must maximise the amenity value of that open space and provide for flexible recreational opportunities, particularly when such land also abuts unencumbered open space.
<b>R34</b>	Appropriately scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and along the cycling network to the satisfaction of the responsible authority.
<b>R35</b>	Development of land in a subdivision which includes the powerlines easement must include landscaping for a width of at least 10 metres along both edges, to the satisfaction of the responsible authority. This requirement does not apply to land in the powerlines easement which is also in a Conservation Area.
<b>R36</b>	Development of land in a subdivision which includes the high pressure gas transmission pipeline easement must include landscaping of the full easement width to the satisfaction of the responsible authority.
<b>R37</b>	Local Parks and Sports Reserves abutting Growing Grass Frog Conservation Areas and Nature Conservation Areas must provide for the outcomes illustrated in Appendix F and Appendix G as relevant.
<b>R38</b>	Local Parks abutting the Deanside Homestead Complex must provide for the outcomes illustrated in Figure 1.
<b>GUIDELINES</b>	
<b>G31</b>	Local parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities, as well as supporting biodiversity.
<b>G32</b>	Any existing vegetation, including grassland, that can be viably maintained, should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region of the Precinct.

<b>G33</b>	Design of local parks and sporting reserves should demonstrate integration with the values of adjoining encumbered land including Aboriginal and post-contact heritage and drainage waterways (for example through adopting a similar planting palette, through minimising fencing or through landscape design).
<b>G34</b>	To enable good passive surveillance, open space should have a street frontage to at least 75% of its edge.
<b>G35</b>	CPTED principles, and in particular the provision of positive frontage and good passive surveillance from adjoining development, should guide the design of open spaces and associated infrastructure.
<b>G36</b>	Path networks associated with open space located inside and outside of the Precinct should include way finding signage which clearly identifies key destinations.
<b>G37</b>	Water-sensitive urban design principles should enable excess run-off water to be directed to support park planting and/ or rain gardens, to the satisfaction of the responsible authority.
<b>G38</b>	Land in the powerlines easement should be utilised for open space, recreation and other activities including those outlined in Figure 4 and Table 6 in accordance with <i>A Guide to Living with Transmission Line Easements</i> (SP AusNet).
<b>G39</b>	Where landscaping in the powerlines easement is required as part of subdivision, this should be provided as follows: <ul style="list-style-type: none"> <li>• Planting of indigenous grasses and shrubs with full coverage over the area required to be landscaped</li> <li>• In accordance with Appendix K and <i>SP Ausnet – A Guide to Living with Transmission Easements</i>.</li> </ul>
<b>G40</b>	Where landscaping in the gas easement is required as part of subdivision, this should be provided as follows: <ul style="list-style-type: none"> <li>• Planting of indigenous grasses and shrubs with full coverage over the area required to be landscaped</li> <li>• In accordance with Appendix K and APA guidance.</li> </ul>