

**A Proud Community  
Growing Together**



## **C147 KOROROIT PRECINCT STRUCTURE PLAN**

Exhibition Submission by Melton City Council, 22 August 2016

Item 12.11	Amendment C147 to the Melton Planning Scheme - Kororoit Precinct Structure Plan Council Submission
Appendix 3	Melton City Council Submission to C147 Kororoit Precinct Structure Plan

---

Kororoit Precinct Structure Plan – Amendment C147

Kororoit Precinct Structure Plan – Amendment C147

**Contents**

1. Introduction ..... 4

2. Key Issues ..... 5

    2.1 Infrastructure Contributions Plan (ICP) ..... 5

    2.2 Delivery and Staging ..... 5

    2.3 Facilitating Vehicular North-South Movement ..... 5

    2.4 Applied Zones in Residential Areas ..... 6

    2.5 Growling Grass Frog Habitat ..... 6

    2.6 PSP Area 1080.2 – Regional Park ..... 6

    2.7 High Pressure Gas Pipeline Easement ..... 6

    2.8 Western Freeway Pedestrian Crossing ..... 7

3. Comments and Recommended Changes ..... 8

    Table 1: Precinct Structure Plan ..... 9

        1.0 Introduction ..... 9

        2.0 Outcomes ..... 11

        3.0 Implementation ..... 17

        4.0 Integrated Water Management and Utilities ..... 32

        5.0 Infrastructure Delivery and Staging ..... 33

        6.0 Precinct Infrastructure ..... 34

        7.0 Appendices ..... 36

    Table 2: Infrastructure Contributions Plan ..... 49

    Table 3: Planning Scheme Ordinance ..... 50

    Table 4: Background Report ..... 57

4. Conclusion ..... 60

Item 12.11	Amendment C147 to the Melton Planning Scheme - Kororoit Precinct Structure Plan Council Submission
Appendix 3	Melton City Council Submission to C147 Kororoit Precinct Structure Plan

---

Kororoit Precinct Structure Plan – Amendment C147

## 1. Introduction

The City of Melton welcomes the opportunity to comment on the Planning Scheme Amendment documentation for C147 which comprises the following:

1. Kororoit Precinct Structure Plan;
2. Kororoit and Plumpton Background Report;
3. Planning Scheme Ordinance including UGZ Schedule 12, SUZ Schedule 9 and DCPO Schedule 11.

Melton City Council has reviewed the documentation and is generally supportive of the vision and intent of the Kororoit Precinct Structure Plan.

There are however a number of key concerns about some of the content within the PSP, and how the plan will be implemented. Of greatest concern are the following:

- The absence of an Infrastructure Contributions Plan (ICP) and associated costings to support the PSP and provide a framework for the delivery of infrastructure during implementation;
- The timing of infrastructure delivery within the precinct (particularly the delivery of Hopkins Road and bridges over the Kororoit Creek);
- The need for improved controls to facilitate north-south movement through the Kororoit and Plumpton PSPs;
- The land acquisition and compensation arrangements for the Growling Grass Frog Conservation Areas;
- The proposed application of Residential Zones;
- The need for the development of the Kororoit Regional Park PSP to provide certainty on the delivery of key infrastructure items needed to facilitate the development of the Kororoit PSP;
- The need for further advice on whether it is appropriate for part of the Kororoit Local Town Centre to be located within the Pipeline Measurement Length; and
- Clarification is needed on the timing and delivery of a pedestrian bridge over the Western Freeway.

Melton City Council considers the above high level concerns, in addition to the table of issues identified in the documentation below, require resolution prior to the approval of the PSP.

Item 12.11	Amendment C147 to the Melton Planning Scheme - Kororoit Precinct Structure Plan Council Submission
Appendix 3	Melton City Council Submission to C147 Kororoit Precinct Structure Plan

---

Kororoit Precinct Structure Plan – Amendment C147

## 2. Key Issues

As previously discussed there are a number of key issues which Council requests are addressed prior to Council providing support for the amendment. These are issues that are considered to have a significant impact on Council's ability to implement the PSP.

### 2.1 Infrastructure Contributions Plan (ICP)

The exhibition of the draft PSP before the proper commencement of the new ICP system is a concern of Council. Without this key information about the new ICP system, Council cannot be sure of the final per hectare rate relevant to the development of land in the Precinct, the final list of allowable items or the costs of the proposed infrastructure items.

In addition, the MPA have provided no costs for the infrastructure projects that are identified through the PSP as identified in *Table 9 – Precinct Infrastructure of the PSP*, *Plan 12 – Precinct Infrastructure – Transport*, or *Plan 13- Precinct Infrastructure Plan – Community and Open Space*.

Another concern is there are infrastructure items which may need to be included in the ICP for the Kororoit PSP which are located in the Kororoit Regional Park. Until the Kororoit Regional Park PSP is prepared it is unclear what the impact may be on the ICP for the widening of Neale Road (land acquisition and construction).

The ICP does not identify whether infrastructure items are proposed to be included as standard ICP items, or supplementary ICP items. Council seeks clarification on what items are proposed to be subject to a supplementary ICP levy (such as the road and pedestrian bridges).

The information to be provided under the ICP system is critical to understanding what infrastructure can be funded, Council's contribution to infrastructure, and importantly, what the financial risks to Council are.

In the absence of the ICP information being available, Melton City Council cannot provide full support for Amendment C147 until the ICP has been developed and subject to a planning scheme amendment process.

### 2.2 Delivery and Staging

Council is concerned about the orderly provision of infrastructure to ensure communities which develop enjoy at least the minimum infrastructure required to support a viable community function. The PSP does not go far enough to ensure the delivery of infrastructure will be delivered in a timely and orderly manner.

To ensure this occurs, Council would like to see the PSP documentation consider in more depth, the staging of development. It is important to note that Council is not seeking to limit development fronts or prevent competition in the market. Council's sole interest is to ensure that development proceeds in a manner which ensures that appropriate infrastructure is delivered with development.

### 2.3 Facilitating Vehicular North-South Movement

North – South movement through the Kororoit and Plumpton PSP areas is currently provided along Plumpton Road (Plumpton PSP) and Sinclairs Road (Kororoit PSP). These roads are currently two lanes (one lane in each direction), and sections of these roads are currently approaching capacity.

In the Exhibited Plumpton and Kororoit PSPs, Plumpton and Sinclairs Roads are proposed to be connector roads and remain one lane in each direction. The majority of the north-south vehicular movement will be facilitated through the development of a new six lane road through the PSP areas which will be the extension of Hopkins Road from Neale Road to the Melton Highway (with a possible extension north to Sunbury). Given that Plumpton and Sinclairs Roads are currently operating at near capacity, the additional traffic that is projected to result from the development of the PSP areas will result in these roads operating over capacity, and at a poor grade of service. Given this, there is a need to ensure that Hopkins Road is constructed in a timely manner, to ensure the increased traffic flows being generated by developments are appropriately managed.

#### Kororoit Precinct Structure Plan – Amendment C147

There is little guidance in the PSP triggering the acquisition and construction of Hopkins Road as traffic volumes require it, particularly the first stage from Neale Road to Taylors Road (including a bridge over the Kororoit Creek. Council Officers would like to discuss potential mechanisms that may be used within the PSP to expedite the delivery of Hopkins Road, in line with the increasing traffic volumes. In addition, Council recommends a new requirement be included in the PSP that limits access to Plumpton and Sinclairs Roads until the first stage of Hopkins Road are constructed. This will reduce traffic congestion on these roads to allow a greater level of service whilst they are performing as interim arterial roads until Hopkins Road is constructed.

### 2.4 Applied Zones in Residential Areas

Council does not support the applied Residential Growth Zone (RGZ) as the default residential zone. This matter was recently tested as part of the Rockbank PSP Panel in which Council requested for this to be changed to the General Residential Zone (GRZ) and has also been considered by two other Planning Panels with respect to the Brompton Lodge PSP in the City of Casey and the Donnybrook / Woodstock PSP in the City of Whittlesea and Shire of Mitchell for the following reasons:

- The nomination of applied zones should be principally based on purposes of those zones and the extent to which those purposes are appropriate for the identified areas within the PSP to which they are applied;
- The PSP already shows areas for higher density residential opportunity, which provides an opportunity for increased densities in appropriate locations. The application of the RGZ precinct-wide will undermine this intended approach; and
- The application of the residential zones should be principally based on the purposes of those zones and the extent to which the purposes are to be applied. The implementation of the RGZ throughout the precinct creates inappropriate expectations regarding the planning outcomes in the PSP area. The identification of higher density residential land has been determined strategically as part of the PSP, the proposal to allow the RGZ will go against this strategic work.

### 2.5 Growling Grass Frog Habitat

Council has a number of questions in respect to the process for land acquisition and compensation arrangements for Growling Grass Frog (GGF) Conservation Areas (GGFCA).

In the *Biodiversity Conservation Strategy* and the *Metropolitan Strategic Assessment* which applies to the Western Growth Corridor (and therefore the land in this PSP), no compensation is proposed to be paid for the acquisition of land in the GGF corridor by the State Government.

There are a number of properties in this PSP which have a significant proportion of their site identified for the conservation of GGF. Of the properties in this PSP that have GGF habitat, five of them have more than 50% of their land encumbered for this purpose.

It is noted that some landowners are also impacted by other infrastructure items that further reduce their net developable area, these items include the Outer Metropolitan Ring reservation, Hopkins Road, drainage reserves, and gas and electricity easements.

Whilst the compensation component for GGFCAs is not strictly within the purview of this PSP, there has been an absence of opportunity for Council to raise this concern in other forums.

Melton City Council requests a meeting with State Government to discuss the policy regarding land compensation for GGFCAs as a matter of priority.

### 2.6 PSP Area 1080.2 – Regional Park

Melton City Council requests that the development of PSP 1080.2 – Kororoit Regional Park be expedited as a matter of priority.

It is noted that the Kororoit Regional park area contains a number of infrastructure items located within it, which are required for the development of the Kororoit PSP area:

Item 12.11	Amendment C147 to the Melton Planning Scheme - Kororoit Precinct Structure Plan Council Submission
Appendix 3	Melton City Council Submission to C147 Kororoit Precinct Structure Plan

---

#### Kororoit Precinct Structure Plan – Amendment C147

- A storm water retarding basin which is subject to proposed Public Acquisition Overlay, Schedule 10;
- A sewer pumping station;
- The upgrade of the existing Neale Road to a four lane arterial road; and
- The construction of a shared path along the boundary of the GGFC boundary.

The upgrade of Neale Road will require the road reservation to be widened. Clarification is required on whether the road widening and construction will be included as a standard ICP levy item, and on what side the road widening will take place.

The development of this PSP is vital as it will provide pedestrian, cyclist and vehicular (both car and public transport) access between the future community in the Kororoit PSP and the existing communities of Caroline Springs and Burnside.

Council requests that the PSP for the Regional Park area shows what land is reserved for nature conservation (acquired by DELWP), what land is reserved for nature conservation and recreation (acquired and improved by Parks Victoria), the location of recreation nodes and infrastructure, the location of movement networks (walking, cycling and vehicular), and how the proposed storm water retarding basin and sewer pumping stations are integrated into the design of the park.

### 2.7 High Pressure Gas Pipeline Easement

Council has concerns about part of the Kororoit Local Town Centre being located within the Pipeline Measurement Length, which is intended to be zoned Commercial 1 Zone. A small local enterprise area is also located in the Pipeline Measurement length, which is intended to be zoned Commercial 2 Zone.

It is Council's understanding that the Commercial 1 and 2 Zones allow uses 'as of right' (such as child care centres), which may conflict with what is permitted within the relevant Australian Standard.

As Council is not the technical expert in this field, Council requests the MPA seeks the pipeline operator's advice in relation to this matter. Without viewing written approval from the operator, Council does not support the local town centre or associated small local enterprise areas, being located within the Pipeline Measurement Length.

### 2.8 Western Freeway Pedestrian Crossing

The PSP identifies the need for the provision of a pedestrian bridge over the Western Freeway to provide connectivity between the Kororoit PSP and the Mt Atkinson and Tarneit Plains PSP area to the south. The PSP does not detail the timing or trigger for the delivery of this important pedestrian link.

Given the potential risk to safety associated with the current access arrangement and the need for pedestrians to cross the traffic lanes of the Freeway, Council requests that MPA organise a meeting with Council and VicRoads to work through design options and triggers for the development of this bridge. There needs to be a clear commitment and direction from the State Government to address this issue and the PSP is the appropriate mechanism to achieve this.

Kororoit Precinct Structure Plan – Amendment C147

### **3 Comments and Recommended Changes**

The following tables summarise Council officers' comments on the draft documentation and recommended changes to each document. The following documents have been reviewed:

- Kororoit Precinct Structure Plan;
- Planning Scheme Ordinance, including UGZ12, SUZ9 and associated mapping and overlays;
- Explanatory Report; and
- Background Report.



Kororoit Precinct Structure Plan – Amendment C147

**Table 1: Precinct Structure Plan**

**1.0 Introduction**

Item No.	Section, Page no.	Comment	Recommended Change
1	Plan 1, p.4	<p>The <i>Western Interstate Freight Terminal</i> is referred to as two different items in this Plan.</p> <p>The legend refers to it as being a <i>Metropolitan Intermodal System Terminal</i>, whereas the label on the plan refers to it as <i>Future Western Interstate Freight Terminal</i>.</p> <p>The project is referred as the <i>Western Interstate Freight Terminal</i> in <i>Plan Melbourne</i>.</p>	<p>Change the legend from <i>Metropolitan Intermodal System Terminal</i>, to <i>Metropolitan Interstate Freight Terminal</i>.</p> <p>Add the yellow hatching shown in Plan 1 in the legend.</p>
2	Plan 1, p.4	<p>The yellow hatching in the Plan is not reflected in the legend.</p> <p>Not all of the activity centres in the City of Melton are shown.</p> <p>The existing activity centres in Melton Township – <i>Woodgrove</i> and <i>High Street</i> are missing.</p> <p>Watergardens is also missing, which is proximate to the Plumpton PSP.</p>	<p>Add the <i>Woodgrove</i> and <i>High Street</i> activity centres to Plan 1.</p> <p>Add <i>Watergardens</i> activity centre to Plan 1.</p>
3	Plan 1, p.4	<p>Caroline Springs train station which is under construction is not shown on the plan.</p>	<p>Add Caroline Springs train station to the plan.</p>
4	Section 1.1, p.6	<p>A number of proposed train stations are not shown on the plan – Hopkins Road, Paynes Road, and Toolern (Ferris Road).</p> <p>Reference to <i>Environmental Protection and Biodiversity Act 1999</i> is not correct, include the word 'Conservation' after Biodiversity to read <i>Environmental Protection and Biodiversity Conservation Act 1999</i></p>	<p>Add the proposed train stations to the plan at Hopkins Road, Paynes Road and Ferris Road.</p> <p>Add word 'Conservation'</p>
5	Section 1.2, p.7	<p>It is noted that this section refers to 'Draft' PSPs. Given these PSPs will be approved over time, will this document be updated to reflect this? Alternatively, could remove reference to 'draft' or include a date which refers to when they were identified as 'draft'.</p>	<p>With reference to discussing surrounding PSPs, remove 'draft' wording, or include date when referring to 'draft' PSPs.</p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
6	Section 1.3, p. 7	<p>Given Council's position on the ICP and gazettal of the PSP document (within the General Comments section) it is anticipated that this wording will be amended prior to the PSP being finalised.</p> <p>Any amendment should ensure that all references to the <i>Infrastructure Contributions Plan Overlay (ICPO)</i>, proposed to implement the Plumpton and Kororoit Infrastructure Contributions Plan (ICP), into the Melton Planning Scheme cannot be used until the Victoria Planning Provisions have been updated to incorporate the ICPO.</p> <p>Currently there is an inherent conflict with the PSP wording and the Planning Scheme Ordinance, as the ordinance proposed to apply a <i>Development Contributions Plan Overlay (DCPO)</i>.</p> <p>Council does not support the use of the DCPO to implement an ICP.</p>	<p>Wording to reflect final status of ICP and associated amendments to VPP.</p>
7	Plan 2, p.8	<p>The asterisks' used to illustrate <i>local heritage place</i> and <i>state heritage place</i> are too similar in colour</p>	<p>Change the colour of the asterisk for <i>local heritage place</i> to distinguish it from a <i>state heritage place</i></p>
8	Plan 2, p.8	<p>Many of the trees in the <i>Arboricultural Assessment</i> for the PSP, August 2013, are not shown on this plan.</p> <p>Some trees of <b>low</b> significance are shown (e.g. tree 102), and some trees of <b>moderate</b> or <b>high</b> significance are not shown (e.g. Group 13).</p>	<p>Plan 2 should be modified to take a consistent approach to the mapping of trees, it should either:</p> <ul style="list-style-type: none"> <li>show all trees identified in the <i>Arboricultural Assessment</i> irrespective of their level of significance; or</li> <li>show all trees identified as being of <b>moderate</b> (or greater) significance.</li> </ul>
9	Plan 2, p.8	<p>Some of the <i>historical archaeological sites</i> have been labelled incorrectly.</p> <p>The following sites have been identified with a listing prefix which denotes that the sites have been delisted:</p> <ul style="list-style-type: none"> <li>Deanside southern access track D7822-2320;</li> <li>Kororoit creek hut foundation and dry stone wall D7822-2321; and</li> <li>Clarkes Road ford and water reserve D7822-0155.</li> </ul>	<p>Change the name of the following sites to:</p> <ul style="list-style-type: none"> <li>Deanside southern access track <b>DH</b>7822-2320;</li> <li>Kororoit creek hut foundation and dry stone wall <b>DH</b>7822-2321; and</li> <li>Clarkes Road ford and water reserve <b>DH</b>7822-0155.</li> </ul>

Kororoit Precinct Structure Plan – Amendment C147


Item No.	Section, Page no.	Comment	Recommended Change
10	Plan 2, p.8	There is a <i>historical archaeological site</i> at Deanside homestead complex that has not been shown on the plan. The Deanside Mansion Complex Site H7822-2332 should be added to the plan.	Add a place of <i>historical archaeological site</i> : <ul style="list-style-type: none"> <li>Deanside Mansion Complex Site H7822-2332.</li> </ul>
11	Plan 2, p.8	Plan 2 should show the Pipeline Measurement Length as this is an existing Precinct Feature that should be acknowledged up front. This has also been requested in the Mt. Atkinson and Tarnett Plains PSP.	Add the Pipeline Measurement Length to Plan 2.

2.0 Outcomes


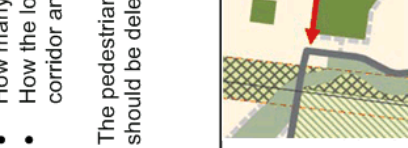
Item No.	Section, Page no.	Comment	Recommended Change
12	p.9	Train Station in paragraph three is referred to as the <i>Mt Atkinson</i> train station. Reference to this should be changed to the <i>Hopkins Road</i> train station throughout the document.	Change references to <i>Mt Atkinson</i> train station to <i>Hopkins Road</i> train station throughout the document.
13	p.9	In the last paragraph reference is made to an <i>old walking track</i> , this track was the former access track to the Rockbank Head Station (now referred to as the Deanside Homestead Complex). Access was rarely by foot.	In the last paragraph - change reference to <i>old walking track</i> to <i>former access track</i> to <i>Deanside</i> .
14	Plan 3, p.10	The existing Hopkins Road / Western Freeway interchange on properties 53 and 54 will become redundant when the Outer Metropolitan Ring road is constructed.  The entire parcel of land for property 54 is shown as being required for business land use.  The use of this land for business purposes was not identified in any of the background reports prepared for this Precinct Structure Plan.  Council agrees that the land in the redundant interchange area may be suitable for business, however the current land known as parcel 54 should be residential and appropriate guidelines for this interface introduced.	Change property 54 from <i>Business</i> land use to <i>Residential</i> land use and relevant guidelines included in the PSP.



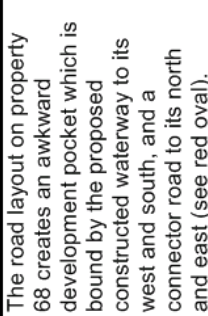
Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
15	Plan 3, p.10	The proposed access ramps for the Outer Metropolitan Ring road sever access to Deanside Drive from Neale Road.  Confirmation is sought that the existing public acquisition overlay will provide access to Deanside Drive.	Council seeks clarification on whether a local access road is proposed within the Public Acquisition Overlay area to link Neale Road to Deanside Drive.
16	Plan 3, p.10	Property 61 currently obtains access from a service road to the north of the Western Freeway which is accessed from Sinclairs Road.  The proposed Hopkins Road / Western Freeway interchange will sever access to property 61.  Confirmation is sought on how access to property 61 will be dealt with through this PSP.	 <p>Council seeks clarification on how property 61 will be accessed when the new Hopkins Road / Western Freeway interchange is constructed.</p>
17	Plan 3, p.10	Council has concerns that part of the Kororoit Local Town Centre (property 48) and the adjacent business area (property 51) are located within the <i>gas pipeline measurement length</i> for a High Pressure Gas Pipeline (shown on plan 11 on page 50).  It is Council's understanding that these zones allow uses as of right (such as childcare centres), which may conflict with uses permitted within the relevant Australian Standard. As Council is not the technical expert in this field, Council seeks the Pipeline Operator's advice in relation to this matter. However, we do not support it at this time.	MPA to liaise with the Pipeline Operator to determine the appropriateness of the Kororoit Local Town Centre on Neale Road and its business area (to its east) within the <i>gas pipeline measurement length</i> (shown on plan 11).
18	Plan 3, p.10	Council doesn't support the provision of <i>small local enterprise</i> areas. This land use has not been accounted for in the <i>Economic Assessment</i> which was prepared to inform the PSP and relevant town centres.  The applied zoning which is proposed for these areas is the Commercial 2 Zone which allows uses such as shops and supermarkets as of right which could compromise the intended hierarchy of the local town centres.	Remove reference to <i>small local enterprises</i> . This land use is not supported as they could jeopardise the intended hierarchy of local town centres in the Kororoit PSP, or the PSP should clearly articulate what they are and a mechanism for implementing this undefined use.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
19	Plan 3, p.10	<p>Property 28 is located between the Outer Metropolitan Ring and the Growing Grass Frog corridor along the Kororoit Creek.</p> <p>A section of constrained developable land is shown which will be hard to access and service.</p> <p>The PSP should demonstrate how this land can be developed given that a road is required to be constructed through a conservation area to service the development.</p> 	<p>The developable land for property 28 should be consolidated and located at the southern end of the site where it can be accessed and serviced (see area in yellow box).</p> <p>Alternatively, viability of the development of property 28 should be demonstrated given that the site is constrained, and access may not be possible across the Growing Grass Frog conservation area on the southern portion of the property. The viability should demonstrate the following:</p> <ul style="list-style-type: none"> <li>• How the site could be accessed and serviced</li> <li>• How many lots may be developed</li> <li>• How the lots will respond to the Growing Grass Frog corridor and to the Outer Metropolitan Ring</li> </ul> <p>The pedestrian bridge connecting properties 7 and 28 should be deleted.</p>
20	Plan 3, p.10	<p>Appendix A states that 4.1 hectares of this property is developable. The developable land should be consolidated and located in the southern section of the site where it can be accessed and serviced.</p> <p>The pedestrian bridge over the Kororoit Creek between properties seven and 28 should be deleted as this is a high value item which will service relatively few residents if this section of property 26 could be developed for residential purposes.</p> <p>The east-west connector road in properties 63, 64 and 67, should continue west into properties 68 and 69 to create a more legible road network.</p> 	<p>Amend the FUS and all other relevant plans to reflect the extension of the east-west connector to the north of SR-12.</p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
21	Plan 3, p.10	 <p>The road layout on property 68 creates an awkward development pocket which is bound by the proposed constructed waterway to its west and south, and a connector road to its north and east (see red oval).</p>	<p>Make change to the Future Urban Structure to eliminate the awkward residential pocket on property 68. A possible solution may include the reconfiguration of the connector road network.</p>
22	Plan 3, p.10	<p>Language around open space and how they apply to the land use of specific properties is confusing.</p> <ul style="list-style-type: none"> <li>• Service Open Space (drainage);</li> <li>• Service Open Space (drainage) in conservation area; and</li> <li>• Credited Open Space.</li> </ul> <p>Plans 3, 4, 5 and 6 use different language for open space. The language should be kept consistent throughout all documentation.</p>	<p>Ensure consistency of wording throughout the documentation for open space.</p> <p>Provide definitions and clarify how open space applies to the property specific land use budget at Appendix A.</p>
23	2.2, p.11	<p>O5 – change reference to the train station at Mt Atkinson to Hopkins Road.</p>	<p>O5 – change reference to the possible future rail station at Mt Atkinson to Hopkins Road.</p>
24	2.2, p.11	<p>Add a Health and Wellbeing Objective</p>	<p>Draft a new Health and Wellbeing Objective that is consistent with the wording in O15 in the Rockbank PSP that states:  <i>Ensure the health and wellbeing of residents is protected by delivering a built environment of facilities and amenities that promote healthy lifestyle practices, social interaction, civic engagement and access to services.</i></p>
25	2.2, p.11	<p>It is noted that there are no objectives that relate community facilities. Objectives should be included based on O11 and O13 in the Rockbank PSP to ensure consistency in objectives across different PSPs in the City of Melton.</p>	<p>Draft objectives based on the delivery of community facilities. Wording should be consistent with O11 and O13 in the Rockbank PSP:  <i>O11 – Develop a walkable network of community hubs that provide access to social, education, recreation and health services within each neighbourhood.</i></p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
26	2.2, p.12	The Rockbank PSP has an objective for bushfire management which is not included in this PSP:  <i>Ensure that bushfire hazards are identified and that protection measures are considered in the layout and design of the local street network, subdivisions and buildings and works.</i>	<i>O13 - Provide for government and non-government schools sites to meet a strategically justified need for education in the area.</i> MPA to confirm whether a bushfire management objective is required.
27	2.2, p.12	<i>O21 – given sensitive land uses are recommended to be located outside the pipeline measurement length in the relevant Australian Standard, it is considered that they should be prohibited within the pipeline measurement length to avoid issues in the future. Council does not have the technical expertise to determine the extent to which uses are to be acceptable. Council believes the uses should be prohibited, unless the relevant pipeline operator is comfortable with these uses being allowable within the measurement length and they are in a position to determine the appropriateness of these uses as part of a planning referrals process (i.e. they should become a determining authority). Should changes be made they must be made throughout the document.</i>  It is also understood that development AND construction can be an issue within the pipeline measurement length, therefore include development and construction when discussing risk mitigation.	<i>O21 – Amend wording relevant to sensitive land uses within the pipeline measurement length unless the pipeline operator will accept being the determining authority for these types of uses in the measurement length area. Any change should be reflected throughout the document.</i>
28	2.2, p.12	There should be an objective around developing safely around high voltage transmission lines and the high pressure gas pipeline easement.	Include a new objective around developing safely around the high voltage transmission lines and the high pressure gas pipeline easement.
29	2.2, p.13	O22 – what mechanism is the MPA proposing to achieve this objective?	The MPA is to provide details on how this objective (delivery of Hopkins Road and bridges early in the staging of the precinct) can be implemented.  Can the ICP include a priority list for infrastructure delivery?

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change																		
30	Plan 4, p.14	Without functional layout plans the intersections for arterial roads cannot be checked.	MPA to provide the following to allow Melton City Council to review: <ul style="list-style-type: none"> <li>• Functional layout plans;</li> <li>• Truck turning plans;</li> <li>• Details of the design trucks; and</li> <li>• CAD / GIS layout of the PSP.</li> </ul>																		
31	Plan 4, p.14	It is unclear whether the land required for BR-02 (Hopkins Road bridge crossing of the Kororoit Creek) has been included in the land budget in Tables 1 and 9, and Appendix A.	MPA to confirm if the land for BR-02 (Hopkins Road / Kororoit Creek bridge) is included in the land budget in Tables 1 and 9, and Appendix A.																		
32	Plan 4, p.14	BR-01 (Vere Court bridge) and BR-03 (Sinclairs Road bridge) are shown on Plan 4, and Table 9 includes the purchase of the land, however the land allocation is not shown in Appendix A – Land budget.	MPA to confirm if the land for BR-01 and BR-03 is included in the land budget in Tables 1 and 9, and Appendix A.																		
33	2.3, p.15	The summary land use budget expresses medium density housing as 'up to 25 dwellings per hectare'. Medium density targets are not a maximum number, but rather an average minimum number.	Change 2.3 to read:  <i>Based on a residential development yield average of 16.5 dwellings per net developable hectare, the PSP will generate approximately 8,667 dwellings. Medium density housing where provided will generate an additional 542 dwellings above the conventional density average. In total, the precinct will accommodate 25,875 residents in 9,209 dwellings.</i>																		
34	2.3, p.15	The amount of land (in hectares) in Table 1 does not match the figures in the land budget in Appendix A:	The amount of land shown in Tables 1 and 9 should match the amount of land in Appendix A.																		
		<table border="1"> <thead> <tr> <th>Description</th> <th>Table 1</th> <th>Appendix A</th> </tr> </thead> <tbody> <tr> <td>Arterial Road – New / Widening / Intersection Flaring</td> <td>15.95</td> <td>15.97</td> </tr> <tr> <td>Non-Arterial Road – Retained Existing Road Reserve</td> <td>15.23</td> <td>15.22</td> </tr> <tr> <td>Conservation Reserve</td> <td>191.30</td> <td>191.33</td> </tr> <tr> <td>Waterway and Drainage Reserve</td> <td>43.44</td> <td>43.41</td> </tr> <tr> <td>Local Network Park</td> <td>16.96</td> <td>16.95</td> </tr> </tbody> </table>	Description	Table 1	Appendix A	Arterial Road – New / Widening / Intersection Flaring	15.95	15.97	Non-Arterial Road – Retained Existing Road Reserve	15.23	15.22	Conservation Reserve	191.30	191.33	Waterway and Drainage Reserve	43.44	43.41	Local Network Park	16.96	16.95	
Description	Table 1	Appendix A																			
Arterial Road – New / Widening / Intersection Flaring	15.95	15.97																			
Non-Arterial Road – Retained Existing Road Reserve	15.23	15.22																			
Conservation Reserve	191.30	191.33																			
Waterway and Drainage Reserve	43.44	43.41																			
Local Network Park	16.96	16.95																			



Kororoit Precinct Structure Plan – Amendment C147

**3.0 Implementation**

Item No.	Section, Page no.	Comment	Recommended Change
	<b>3.1</b>	<b>Image, character, heritage and housing</b>	
	<b>3.1.1</b>	<b>Image and character</b>	
35	Plan 5, p.16	Plan 5 should be revised to show higher densities which lead to defendable / easily recognisable boundaries.  This ensures delivery of higher densities can be delivered easily.	MPA to review Plan 5 to ensure higher density development can be delivered effectively by allocating clear defensible boundaries.
36	Plan 5, p.16	There is a mismatch between the communities hubs shown on Plan 5 and the allocated higher densities identified in Table 3.  <ul style="list-style-type: none"> <li>Table 3 identifies higher densities within the community hubs however the hub boundaries on Plan 5 don't include these higher density housing areas.</li> <li>To ensure Table 3 can be delivered, the boundaries of each community hub should be amended to include these higher density housing areas.</li> </ul>	Amend community hub boundaries on Plan 5 to include areas allocated for higher dwelling density.
37	3.1.1, p.17	R2 – The text in R2 should be changed to be consistent with the agreed wording in R2 of the Rockbank PSP.	<p>R2 – Make the following changes:</p> <ul style="list-style-type: none"> <li>Delete the street tree interval and height table as agreed for Rockbank PSP and Paynes Road PSP.</li> <li>Reword to match the wording in the Rockbank PSP:  <i>Street trees must be planted on both sides for all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, in accordance with relevant Council landscaping policy unless otherwise agreed by the responsible authority.</i></li> <li>Amend the requirement to reflect the grassland conservation area requirement that no trees are to be planted within 10 metres of the reserve</li> </ul>
38	3.1.1, p.17	G9 – The text in G9 should be changed to be consistent with the agreed wording in G3 of the Rockbank PSP.	<p>G9 – reword as shown:  <i>Built form on corner lots should provide a positive address to both frontages. This can be achieved through the use of appropriate use placement of glazing, location of and other architectural treatments and appropriate and high quality boundary fencing.</i></p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
39	3.1.1, p.17	G11 – include reference 'except in pipeline measurement length' where it is understood that the Australian Standard does not support increased densities within the pipeline measurement length.  Given Council are not technical experts in this field, Council would be interested to understand the pipeline operators position on this matter.	G11 – include the wording 'except in pipeline measurement length'.
<b>3.1.2 Heritage</b>			
40	3.1.2, p.18	R7 – Simplify the wording in the third dot point to make the intent clearer.	R7 – reword dot point three to read: <i>Be checked and repaired by a suitably qualified dry stone waller.</i>
41	3.1.2, p.18	G15 – Reword the guideline to make it clearer where the stones removed from a dry stone wall can be reused.	G15 – reword as shown: <i>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. Stone should be retained for use in repairing other walls within the PSP or in landscape designs.</i>
42	Figure 1, p.19	The legend does not match the future urban structure: <ul style="list-style-type: none"> <li>The government primary school is identified as being 'potential government primary school'.</li> <li>The government secondary school is identified as being a 'potential non-government secondary school'.</li> </ul> In addition to the above a picnic area is shown, which may not be able to be delivered. Expectation management is required regarding the picnic area.	Change Figure 1's legend to read: <ul style="list-style-type: none"> <li>Potential Government primary school</li> <li>Potential non-Government secondary school</li> <li>Potential picnic area</li> </ul>
43	Figure 1, p.19	This figure shows two types of dry stone walls – dry stone walls and high quality dry stone walls. This is in contrast to Plan 2 which does not make a distinction between the two types of walls.  Council requests the deletion of the high quality dry stone wall category, and these be shown as dry stone walls as per plan 2.	Delete the high quality dry stone wall category on the plan, and show these walls as being dry stone walls.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
44	Figure 1, p.19	Clarification is sought from the MPA on whether DELWP have approved the proposed change to the Growing Grass Frog conservation area as shown in the figure (mansion area).  This figure does not match Figure 6, which shows a different polygon shape for the Growing Grass Frog Conservation Area.	MPA to clarify whether the changes shown to the extent of the GGF conservation area in Figure 1 has been approved by DELWP.  MPA to resolve the extent of GGF conservation area shown in Figure 1 and Figure 6, as both of these show different polygon shapes for the former mansion area.
45	Figure 1, p.19	Council is concerned that the sports fields shown in the secondary school site could be misinterpreted as being Council assets. We therefore request that the images of the playing fields and hard courts be deleted and replaced with text that the school could be designed to locate its open space playing fields on the westernmost portion of the school site.	Council requests the playing fields and hard courts on the secondary school site not be shown, and replaced with text that the school's open space and playing fields should be located on the westernmost portion of the school site.
<b>3.1.3 Housing</b>			
46	3.1.3, p.20	R15 and Tables 2 and 3 – In regards to direction on housing types Council and MPA agreed on changes to Guidelines to ensure Tables 2 and 3 are effective as per Rockbank PSP.	Reword R15 to be consistent with R12 in Rockbank PSP as follows: <i>The majority of housing within and adjacent to the Local Town Centres, community hubs, the Principal Public Transport Network and in key amenity areas of the precinct must be medium or higher density, as illustrated by Plan 5 and defined by Table 3.</i>
47	3.1.3, p.20	R16 – There is an identified conflict in the wording of R16: <i>Lots and dwellings, where possible...</i>  'Where possible' is wording you would find in a Guideline.  Reword R16 to read as a Requirement.	Reword R16 to read: <i>Lots and dwellings - where possible must front or side:</i> <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 Outer Metropolitan Ring road and Western Freeway (refer Appendix I)</li> </ul> <i>The siting of lots to the above must be kept to a minimum.</i>
48	3.1.3, p.20	Add a new requirement as agreed for the Paynes Road PSP and Rockbank PSP to ensure consistency for dwellings adjacent acoustic walls.	Add a new requirement to be consistent with the Paynes Road and Rockbank PSPs:  <i>Where housing is proposed adjacent to an acoustic wall, dwellings must front an internal road which runs directly parallel to the acoustic wall unless otherwise agreed with the responsible authority.</i>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
49	3.1.3, p.20	G19 – this guideline is not necessary as R12, R13, R14 and R15 adequately deal with this.	Delete G19.
50	3.1.3, p.20	G20 – this guideline is not necessary as R12, R13, R14 and R15 adequately deal with this.	Delete G20.
51	3.1.3, p.20	<p>It is noted that the Paynes Road and Rockbank PSPs do not include this guideline.</p> <p>G21 – it is Council’s understanding that aged care facilities and the like should not be located within the Pipeline Measurement Length.</p> <p>Convert this guideline into a requirement and add a final dotpoint:</p> <ul style="list-style-type: none"> <li>• <i>Must not be located within the Pipeline measurement length.</i></li> </ul>	<p>G21 – convert this into a requirement, and add a new dotpoint:</p> <ul style="list-style-type: none"> <li>• <i>Must not be located within the Pipeline measurement length.</i></li> </ul>
52	Table 3, p.21	<p>It is noted that the layout of Table 3 is different from the table used in other PSPs (refer to the Mt Atkinson and Tarnait Plains PSP). Table 3 should be amended to reflect the table used in the Mt Atkinson and Tarnait Plains PSP.</p>	<p>Amend Table 3 to reflect Table 3 in the Mt Atkinson and Tarnait Plains PSP, to show:</p> <ul style="list-style-type: none"> <li>• Catchment</li> <li>• Average minimum dwellings per net developable hectare</li> <li>• Lot yield.</li> </ul>
<b>3.2 Employment and Town Centres</b>			
<b>3.2.1 Local Town Centres</b>			
53	3.2.1, p.22	<p>R19 – Council does not support the wording which indicates that the PSP ‘must’ respond to the concept plans at Figures 2 and 3.</p> <p>Council considers that the plans in Figures 2 and 3 are ‘indicative’ and the most important considerations for design and development of these Local Town Centres are the requirements in Appendix C.</p>	<p>R19 – Council does not support the wording which indicates that the Local Town Centres must respond to Figures 2 and 3.</p> <p>MPA and Council to discuss alternative wording for R19 to make the ‘indicative’ nature of the concept plans clear.</p>
54	3.2.1, p.22	<p>Remove all references to <i>Small Local Enterprises</i>. Council has concerns with the delivery of these uses and the impact that they will have on the proposed town centre hierarchy.</p> <p>The Economic Assessment prepared for this PSP has not considered these types of uses.</p>	<p>Remove <i>Small Local Enterprises</i> from the plan. These uses are not supported as they could become an extension to the proposed local town centres. If they are required they can be incorporated into the existing town centre.</p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
55	Figures 3 and 4, p.24	As discussed previously remove all references to the Small Local Enterprise area.	As discussed previously remove reference to the Small Local Enterprise area or define and provide the mechanism for implementation.
56	Figures 3 and 4, p.24	Change the titles for Figures 3 and 4 to indicate the concept plans are 'indicative'.	Change the titles for Figures 3 and 4 to highlight the concept plans are 'indicative'.
57	Figure 3, p.24	As discussed previously, Council has concerns about part of the Kororoit Local Town Centre and the Small Local Enterprise area to its east being located within the pipeline measurement length.  It is Council's understanding that some of the as-of-right uses permitted in these areas may conflict with what's permitted in the relevant Australian Standard.  Council believes the town centre should be re-designed to be located outside of the pipeline measurement length or uses should be prohibited in the applied zone, unless the relevant pipeline operator is comfortable with these uses being allowable within the measurement length and they included as a determining referral authority.	As Council is not the technical expert in this field, Council requests that the MPA seeks the pipeline operator's advice in relation to the Kororoit Local Town Centre and Small Local Enterprise area being located within the Pipeline Measurement Length.  Without viewing written approval from the operator and a clear process for referral of future applications, Council does not support the Kororoit Local Town Centre and Small Local Enterprise area being located within the pipeline measurement length.
58	Figure 3, p.24	Add an east-west pedestrian priority route through the car park.	In Figure 3 add an east-west pedestrian priority route through the car park.
<b>3.2.2 Local Convenience Centres</b>			
59	Table 4, p. 26	Delete Table 4 – Town Centre Hierarchy, as this was agreed to be removed as part of the Rockbank PSP	Delete Table 4.
<b>3.3 Community Facilities and Education</b>			
60	3.3, p.39	R25 – should be changed to a guideline as agreed in Rockbank PSP. Requirement to be reworded as follows:  <i>Schools and community facilities should be designed to front and be directly accessed from a public street with car parking located away from the main entry.</i>	Make R25 a Guideline and reword to the following:  <i>Schools and community facilities should be designed to front and be directly accessed from a public street with car parking located away from the main entry.</i>
61	3.3, p.27	R26 – the wording of this is not consistent with the agreed change on R22 in the Rockbank PSP.	Change the wording to R26 to be consistent with the wording agreed to at the Rockbank panel hearing:  <i>Where the responsible authority is satisfied that land shown</i>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
			<p>as a school site is unlikely to be used for school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone. In order to satisfy the responsible authority that a site is unlikely to be used for a school, it is necessary to demonstrate that:</p> <ul style="list-style-type: none"> <li>• The application for an alternative use is not premature having regard to the extent of development in the surrounding residential area; and</li> <li>• The school site is no longer strategically justified having regard to the provision of schools in the locality, including land not within the precinct Structure Plan, as appropriate; and</li> <li>• The landowners provides the responsible authority with evidence that:                             <ul style="list-style-type: none"> <li>• Genuine negotiations have been had with a range of education providers including the Lead Agency nominated in the Precinct Structure Plan, regarding the use of the site as a school and the sale of site to the educational provider/s; and</li> <li>• The educational provider/s including the Lead Agency nominated in the Precinct Structure Plan, do not intend to purchase the site, and use the site as a school.</li> </ul> </li> </ul>
62	3.3, p.27	G25 – amend the wording to remove ‘extensive’ and state ‘canopy tree planting to provide appropriate shade’. It is not appropriate to have ‘extensive’ tree canopy cover in a sports reserve as it affects function and surveillance.	In G25 remove the word ‘extensive’ and replace with ‘canopy tree planting to provide appropriate shade’.
63	3.3, p.27	G28 – Council does not support this guideline. Council is currently preparing policies regarding Community Gardens and will ensure any delivery of community gardens are based on this.  It is noted that this guideline was agreed to be removed from the Rockbank PSP.	Delete G28 to be consistent with the Rockbank PSP.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
64	3.3, p.27	G29 and G30 should be requirements as per other PSPs	Make G29 and G30 requirements not guidelines.
65	3.3, p.27	G29 - Wording for this Guideline differs between Mt Atkinson and Tarneit Plains and Kororoit PSP. Please amend to ensure consistency of guidelines	G29 - revise wording to ensure consistency with Mt Atkinson and Tarneit Plains PSP.
<b>3.4 Open Space</b>			
<b>3.4.1 Open Space and Natural Systems</b>			
66	Plan 6, p.28	There is a discrepancy in the documentation on the reference to the 'indoor recreation centre'.	Change references to the 'indoor recreation centre'.
67	3.4.1, p.29	Plans 6 and 13 refer to the indoor recreation centre as IR-01, however Tables 7 and 9 refer to it as IR-02. Council notes R30 from the Rockbank PSP has not been included.  Please include this to ensure consistency between PSPs.	Include R30 from the Rockbank PSP as relevant to the Kororoit PSP as follows:  <i>Further to the public open space contribution required by Clause 52.01 of the Melton Planning Scheme, this provision sets out the amount of land to be contributed by each property in the precinct and consequently where cash contribution is required in lieu of land.</i>  <i>For the purposes of Clause 52.01, a local park in the PSP is public open space.</i>  <i>All owners must provide a public open space contribution equal to x.xx% of the net developable area (NDA) upon subdivision of land in accordance with the following:</i> <ul style="list-style-type: none"> <li>• ... Where land on the lot is required for unencumbered public open space purposes as illustrated on Plan 6 and specified in Appendix A is equal to x.xx% of the lot's NDA that land is to be transferred to Council at no cost</li> <li>• ... Where no land or land on the lot less than x.xx% of NDA is required for unencumbered public open space purposes as illustrated on Plan 6 and specified in Appendix A, a cash contribution is to be made to Council to bring the lot's total public open space contribution to a value equal to x.xx% of NDA</li> </ul>

Item No.	Section, Page no.	Comment	Recommended Change
68	3.4.1, p.29	R28 – the wording of R28 is not consistent with the wording in other PSPs.	<p>• ... Where land on the lot is required for unencumbered public open space purposes as illustrated on Plan 6 and specified in Appendix A is more than x.xx% of the lot's NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.</p> <p>Refer to the Appendix A for detailed individual property open space land areas and percentages specified by the PSP.</p> <p>The responsible authority may alter the distribution of public open space as shown in this precinct structure plan provided the relevant vision and objectives of the document are met. A subdivider may provide additional public open space in a subdivision to the satisfaction of the responsible authority. There is no onus on the responsible authority or any other party to provide compensation for public open space provided above that required by Clause 52.01 and this PSP.</p> <p>The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole land, in accordance with Section 18 of the Subdivision Act.</p> <p>Update R28 to ensure consistency across PSPs.</p> <p>Base the wording of R28 on R25 in the Rockbank PSP:  <i>All parks must be located, designed and developed to the satisfaction of the responsible authority in accordance with Plan 6 and Table 5, unless otherwise approved by the responsible authority. An alternative provision of land for a local park is considered to be generally in accordance with that illustrated on Plan 6 provided:</i></p> <ul style="list-style-type: none"> <li>• ... The location does not reduce the walkable access to local parks demonstrated on Plan 6</li> </ul>



Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
69	3.4.1, p.29	R29 – propose a change to the wording to be consistent with the wording of R27 in the Rockbank PSP.	<ul style="list-style-type: none"> <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 Table 5.</li> </ul> Change the wording of R29 to be consistent with the wording of R27 in the Rockbank PSP:  All open space and public landscaped area (other than Nature Conservation <b>Conservation Areas</b> ) must contain <b>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.</b>
70	3.4.1, p.29	R35 – this should be to the satisfaction of AusNet Services and the responsible authority, as this will ensure landscaping does not impede access or the operation of the powerline easement.	Change R35 to include referral to AusNet Services.
71	3.4.1, p.29	R36 – this should be to the satisfaction of the High Pressure Gas Pipeline operator and the responsible authority, as this will ensure landscaping does not impede access or the operation of the gas easement.	Change R36 to include referral to the gas pipeline operator.
72	3.4.1, p.30	G34 – Delete this guideline. Council has existing standards for this to ensure access and surveillance is achieved..	Delete G34 as this is inconsistent with other PSPs in the City of Melton.
73	3.4.1, p.30	It is noted that Rockbank and Paynes Road PSPs do not include this Guideline. G35 – change <i>CPTED to Crime Prevention Through Environmental Design</i> . What is <i>positive frontage</i> ? Should it just be 'active' which is accepted terminology in both residential and commercial developments.	Change G35: <ul style="list-style-type: none"> <li>• replace <i>CPTED to Crime Prevention Through Environmental Design</i>; and</li> <li>• replace 'positive' with 'active'.</li> </ul>
74	3.4.1, p.30	G37 – too prescriptive. Not supported by Council. The design and layout of open space areas will occur at the implementation stage. This guideline is inconsistent with other PSPs.	Delete G37. Not supported by Council. Inconsistent with other PSPs.
75	3.4.1, p.30	G38 – this should be to the satisfaction of AusNet Services and the responsible authority.	Change G38 to include to the satisfaction of AusNet Services and the responsible authority.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
76	3.4.1, p.30	G39 – this should be to the satisfaction of AusNet Services and the responsible authority.	Change G39 to include to the satisfaction of AusNet Services and the responsible authority.
77	3.4.1, p.30	G40 – this should be to the satisfaction of the gas pipeline operator and the responsible authority.	Change G40 to include to the satisfaction of the gas pipeline operator and the responsible authority.
78	Table 6, p.31	Council's Recreation and Youth team are concerned about the specific uses defined in Table 6.  Please remove the Passive and Active columns and replace with a new column titled <i>Recreation Opportunities</i> .  Specific uses should be removed and each row should include the following wording ' <i>opportunities for active and passive recreation uses</i> '.	Please replace Table 6: <ul style="list-style-type: none"> <li>Remove the passive and active recreation opportunity columns</li> <li>Add a new column – <i>Recreation Opportunities</i></li> <li>Remove specific uses and replace with '<i>opportunities for active and passive recreation uses</i>'.</li> </ul>
79	Table 6, p.31	The table should include a note ' <i>subject to relevant approvals from the responsible authority and AusNet Services</i> '.	In Table 6 include a note ' <i>subject to relevant approvals from the responsible authority and AusNet Services</i> '.
80	Figure 4, p.31	Include wording ' <i>indicative</i> ' on plans given delivery is subject to future development and approvals.	In Figure 6 include the wording ' <i>indicative</i> '.
81	Table 7, p.32	LP-26 has an area of 0.1226Ha, which is less than Council's preferred minimum park size of 0.2Ha.  Whilst Council is not generally supportive of pocket parks which are less than 0.2ha in size, if they are co-located with land uses such as linear reserves, they can be supported.	MPA to note Council's preference in relation to the provision and size of open space.
82	Table 7, p.34	The amount of land (in hectares) in Table 7 does not match the figures in the land budget in Appendix A:	The amount of land shown in Table 7 should match the amount of land in Appendix A.  Delete the duplication of the word ' <i>conservation</i> ' in Table 7.

Description	Table 7	Appendix A
Nature Conservation	13.29	13.3
<del>Nature Conservation</del> Area 1		
Nature Conservation	45.02	54.08*
<del>Nature Conservation</del> Area 2		


Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		* It is noted that Conservation Areas 2 and 15 overlap and therefore this may account for the discrepancy in the conservation area for area 2.	
83	Table 7, p.34	There is a discrepancy in the way that conservation areas one, two and 15 are reported in this table.	Include open space ID number for Nature Conservation Areas 1, 2 and 15 in Table 7.
84	Table 7, p.34	An open space ID number should be included in this table for Nature Conservation Areas 1, 2 and 15. There is a discrepancy in the way that conservation areas one, two and 15 are reported in this table. An open space ID number should be included in this table for Nature Conservation Areas 1, 2 and 15. Conservation areas one and two have their area recorded in the table, whereas conservation area 15 does not. A consistent approach should be taken for the recording of area for the three conservation areas.	Council seeks clarification from the MPA why the area for Conservation 15 has not been included in Table 7, whereas the areas for Conservation Areas One and Two have been provided.
85	Table 7, p.32-35	There is a lack of consistency in Table 7 in the Kororoit PSP and the Plumpton PSP.	Update Table 7 to have the same information and structure as that in the Mt Atkinson PSP.
86	Table 7, p.34	Plumpton PSP's Table 7 states the area of credited and uncredited open space. SR-08 references a potential government secondary school, which is inconsistent with the way that this school is described in the future urban structure.	In SR-08 delete reference to potential.
87	3.4.2 3.4.2, p.37	<b>Biodiversity and Threatened Species</b> R39 – discrepancy in approach to native vegetation: <i>Native vegetation may be removed as illustrated in Plan 7.</i>  R31 in Rockbank states : <i>Native vegetation must be retained as illustrated on Plan 7 unless otherwise agreed by the responsible authority.</i> Council requests consistency in wording.	Change the wording of R39 to match the wording in R31 in the Rockbank PSP: <i>Native vegetation must be retained as illustrated on Plan 7 unless otherwise agreed by the responsible authority.</i>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
<b>3.5 Transport and Movement</b>			
<b>3.5.1 Street Network</b>			
88	Plan 8, p.38	Are VicRoads happy with the provision of signalised intersections identified on the arterial road network on Plan 8?	MPA to confirm whether VicRoads are happy with the arterial road network shown on Plan 8, and the signalised intersections.
89	Plan 8, p.38	The Saric Court intersection is not shown on Taylors Road.  The Plumpton PSP shows a signalised intersection at Saric Court, which should also be shown in the Kororoit PSP.	Amend Plan 8 to show the signalised intersection at Saric Court on Taylors Road.
90	Plan 8, p.38	Properties 1 and 4 have poor road connectivity.  Two local access streets should be provided (east-west) to improve connectivity: <ul style="list-style-type: none"> <li>• Road connection over the drainage corridor; and</li> <li>• Connection at the south end of Vere Court.</li> </ul>	Amend Plan 8 to: <ul style="list-style-type: none"> <li>• Provide a local access street across the drainage corridor in Property 1 in the Kororoit PSP.</li> <li>• Provide a local access street connection at the south end of Vere Court (towards the west).</li> </ul>
91	Plan 8, p.38	The local access road abutting the western and northern boundaries of the proposed Government School and Community Centre in property 10 should be a Local Access Street Level 2.	Amend Plan 8 to show a Local Access Street Level 2 abutting the western and northern boundaries of the Government primary School and Community Centre on property 10.


Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
92	Plan 8, p.38	 <p>Plan 8 shows Cross-section 18 – Feature Main Street – Local Town Centre, for the two local town centres.</p> <p>The cross-section shown does not match the concept plans in Figures 2 or 3.</p> <p>Figure 2 has some retail on the eastern side of the proposed feature road, and active open space on the western side, whereas the cross-section implies that there will be retail on both sides of the street.</p> <p>Figure 3 locates commercial and small local enterprise uses along the proposed feature road. It is not clear why 4m wide footpaths are required to service these uses. 4m wide footpaths would be more desirable in the entertainment / food precinct.</p>	<p>Either delete road cross-section 18 or modify it to reflect its use in Figures 2 and 3 in the PSP:</p> <ul style="list-style-type: none"> <li>The western side of the proposed feature main street is active open space, not built form / cafes as shown in the cross-section (Figure 2); and</li> <li>It is unclear why 4m wide footpaths are required for commercial and small local enterprises in the Kororoit Local Town Centre (Figure 3).</li> </ul>
93	3.5.1, p.39	R49 – remove this requirement as this is a duplicate of R96.	Remove R49.
94	3.5.1, p.39	R51 – this requirement should be clear that the role of Melbourne Water is restricted to comment on the appropriate separation distance from the waterway and not the subdivision design or contents of the housing and design guidelines.	Amend R51 to define the role of Melbourne Water.
95	3.5.1, p.39	R53 – it is unclear what the intention of this requirement is. Further clarification is required.	Clarification is sought on the intention of R53. The wording of R53 may need to be changed to be clearer in its intent.
96	3.5.1, p.39	R54 – As discussed earlier in this submission (item 17) the developable land should be consolidated in the southern section of this site which would remove the need for this road.	Delete R54.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
97	3.5.1, p.39	A new requirement is needed to manage development along Sinclairs Road to manage traffic flows until Hopkins Road is constructed between Taylors Road and Neale Road.  The requirements should restrict direct access to Sinclairs Road.	Add a new requirement to manage access to Sinclairs Road until the section of Hopkins Road is constructed between Neale Road and Taylors Road: <i>No new direct access to be provided to Sinclairs Road until the first carriageway for the Hopkins Road alignment is constructed between Neale Road and Taylors Road unless otherwise agreed by the responsible authority.</i>
98	3.5.1, p.40	A new requirement is needed to provide greater clarity around the potential need for additional waterway crossings.	Add a new requirement:  <i>Where a local access street is determined to be required to cross a waterway (Service Open Space (Drainage)), the proponent must construct a local access street culvert to the satisfaction of the responsible authority.</i>
99	3.5.1, p.40	G44 – delete the final paragraph regarding tree species, as Council has guidelines for the design of streetscape including consistent tree planting within a street.	Delete the last paragraph in G44.
100	3.5.1, p.41	G51 – please delete this guideline as this is standard practice as part of road delivery for subdivisions. This is too detailed for inclusion in a PSP, and Rockbank PSP does not include this.	Delete G51.
<b>3.5.2 Public Transport</b>			
101	Plan 9, p.42	Council has the following concerns about Plan 9: <ul style="list-style-type: none"> <li>The <i>off road shared path</i> along the Western Freeway does not extend along the full length of the Freeway.</li> <li>The <i>on-road bicycle lane</i> on Neale Road is inconsistent with <i>VicRoads Growth Area Network Planning Guidance and Policy Principles</i> document which shows <i>two-way bicycle paths</i> along secondary arterial roads.</li> <li>An intersection is missing at Saric Court and Taylors Road.</li> </ul>	Make the following changes to Plan 9: <ul style="list-style-type: none"> <li>The <i>off road shared path</i> along the Western Freeway should continue along the reserve between the pedestrian bridge over the Freeway to Hopkins Road, and continue north along Hopkins Road to the first set of traffic signals.</li> <li>Remove the <i>on-road bicycle lane</i> on Neale Road and replace with a <i>two way off-road bicycle path</i>.</li> <li>Show the intersection at Saric Court and Taylors Road.</li> </ul>
102	Plan 9, p.42	A pedestrian crossing is shown using the Deanside Homestead Complex ford. This will provide pedestrian and cyclist access to the Secondary School and the Deanside Local Town Centre  As the ford is subject to flooding, Council requests a pedestrian bridge be shown in this location. This could be constructed	Amend Plan 9 to show a pedestrian bridge over the Kororoit Creek next to the Deanside Homestead complex ford.  This pedestrian bridge is to be included in the ICP and should be shown in Plan 12 and Table 9.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
103	3.5.2, p.43	<p>either to the north or south of the ford. This bridge should be an ICP item. Plan 12 and Table 9 should be amended to reference this bridge.</p> 	R58 – MPA to advise whether 95% of households are within 400m of proposed bus routes.
104	3.5.2, p.43	<p>If not additional bus routes should be shown to better meet this requirement.</p>	R60 - make the following changes: <ul style="list-style-type: none"> <li>• Add Plumpton Major Town Centre.</li> </ul>
105	3.5.3, p.44	<p><b>3.5.3 Walking and Cycling</b>                      R66 – reword to be consistent with the wording in R56 of the Rockbank PSP.</p>	<p>Reword R66 to be consistent with the agreed wording of R56 in the Rockbank PSP:  <i>Shared and pedestrian paths along waterways must be constructed to a standard that satisfies the requirements of Melbourne Water and the responsible authority, and must be:</i></p> <ul style="list-style-type: none"> <li>• ... <i>Delivered by development proponents consistent with the network illustrated on Plan 9.</i></li> <li>• ... <i>Positioned above 1:10 year flood levels with a crossing of the waterway designed above 1:100 year flood level to maintain hydraulic function of the waterway. Where direct access is provided to the dwelling from the reserve / drainage corridor the path is to be above the 1:100 year flood level.</i></li> </ul> <p>The reworded R66 should not include the following text:</p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
106	3.5.3, p.44	Missing requirement. Add a requirement about the pedestrian / cyclist overpass over the Western Freeway.	Where a shared path is to be delivered on only one side of a minor waterway, a path must also be delivered on the other side of the waterway, but may be constructed to a lesser standard (i.e. crushed rock or similar granular material). Add a new requirement:  A pedestrian and cycle bridge must be provided in accordance with Plan 9 – Public Transport and Path Network to provide pedestrian connectivity across the Western Freeway.
107	3.5.3, p.44	G55 – change G55 into a requirement based on R65 in the Rockbank PSP.	Change G55 into a requirement.
108	3.5.4	<b>Town Centre Transport, Access and Connectivity</b> No changed requested.	-

4.0 Integrated Water Management and Utilities

Item No.	Section, Page no.	Comment	Recommended Change
<b>4.1 Integrated Water Management</b>			
109	Plan 10, p.46	Please verify that these reflect Melbourne Water's current Development Service Schemes.	MPA and Melbourne Water to confirm that Plan 10 reflects the Development Service Schemes
110	4.1, p.47	R78 - 5 <sup>th</sup> dot point requires that 'development will deliver' the IWM requirements of the PSP. This may not be possible due to a range of reasons, therefore will should be changed to <i>should</i> .	R78 – 5 <sup>th</sup> dot point, change 'will' to 'should'
111	Table 8, p.48-49	Table 8 relates to stormwater conveyance and treatment design required by R80.  All of the proposed water infrastructure assets in Table 8 are to be delivered under Melbourne Water Development Services Schemes, therefore the responsibility column should state Melbourne Water and not Melton City Council.  In Table 8 in the Rockbank PSP the majority of the water infrastructure items are the responsibility of Melbourne Water.	Amend Table 8 to state Melbourne Water in the responsibility column, not Melton City Council.



Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
<b>4.2 Utilities</b>			
112	Plan 11, p.50	<p>The sewer network is shown going through the southern section of Conservation Area Two. Has permission been sought from DELWP for this? This should be removed, or the concept plan for Conservation Area Two should be amended to include the sewer line.</p> <p>It is noted that there is a discrepancy in the location of the sewer line in Plan 11 and Figures 5 (p.95) and 9 (p.100):</p> <ul style="list-style-type: none"> <li>In Plan 11 the sewer line runs along the boundary of the GGF conservation area and Conservation Area 2.</li> <li>In Figures 5 and 9 the sewer line is located south of the GGF conservation area boundary. Given that Council's preference is for a shared path to be provided along the interface of the GGF conservation area, Council requests the sewer line to be shifted north to follow the GGF conservation area boundary.</li> </ul>	<p>Council seeks clarification on how the sewer infrastructure through the southern section of Conservation Areas Two and 15 are being dealt with. Has permission been sought from DELWP for this?</p> <p>Council requests:</p> <ul style="list-style-type: none"> <li>If DELWP have approved the sewer infrastructure, it should be shown on the concept plan for Conservation Areas Two and 15.</li> <li>If DELWP have not approved the sewer infrastructure, it should be removed from Conservation Areas Two and 15.</li> </ul> <p>If the sewer infrastructure is to be shown, it should be located along the GGF conservation area boundary in Figures 5 and 9 (to match the alignment shown in Plan 11).</p>
113	4.2, p.51	<p>R82 – remove the following line (which is consistent with the approach taken in R71 in the Rockbank PSP):  <i>The plans and cross-sections must nominate which services will be placed under footpaths or road pavement, as relevant.</i></p> <p>It is noted that this line has not been included in R91 in the Mt Atkinson and Tarneit Plains PSP.</p>	<p>Remove the following line from R82:  <i>The plans and cross-sections must nominate which services will be placed under footpaths or road pavement, as relevant.</i></p>

**5.0 Infrastructure Delivery and Staging**

Item No.	Section, Page no.	Comment	Recommended Change
<b>5.1 Subdivision Works by Developers</b>			
113	5.1, p.52	R89 and R90 – in Mt Atkinson PSP it was agreed to include the removal of soil contamination in the infrastructure delivery requirements for developers.	R89 and R90 – add removal of soil contamination.
114	5.1, p.53	R92 – how does providing access across properties to provide neighbouring access to road network work in practice?	MPA to confirm the mechanism for R92 to work.

Kororoit Precinct Structure Plan – Amendment C147

5.2 Development Staging	
115	<p>5.2, p.53 Council and the MPA agreed to add a development staging requirement during the Rockbank PSP Panel hearing which is missing in this PSP.</p> <p>Add a requirement:                      All development must deliver any ICP funded infrastructure and / or any non ICP funded infrastructure necessary to support the development. Out of sequence development must as necessary deliver ICP funded items prior to the indicative timing within the PIP and all non ICP funded infrastructure appropriate for the development.</p>
116	<p>5.2, p.53 G70 – delete as Melton City Council does not support the staged delivery of community infrastructure.</p> <p>Delete G70</p>

6.0 Precinct Infrastructure

Item No.	Section, Page no.	Comment	Recommended Change
117	6.0, p.55	Clarification is sought in relation to the fifth dot-point 'relevant development contributions from adjoining areas'. What in particular has been considered?	MPA to confirm the relationship with surrounding PSPs.
118	Plans 12 and 13, p.54-56	<p>Given the details of the ICP are not yet known (including the relevant rates) and no costings have been provided, Council cannot provide endorsement of the Precinct Infrastructure Plan with allowable items.</p> <p>The column heading 'Included in ICP' is misleading, as Council cannot be sure that the projects listed in this table can all be funded by the ICP.</p> <p>Council does not know what portion of the projects can be fully or partly funded.</p>	<p>Council requests that the PSP not be finalised and gazetted until Council understands the full extent of the ICP and the impacts to Council in the future.</p> <p>MPA to provide the following for Melton City Council to review:</p> <ul style="list-style-type: none"> <li>• Costings of all infrastructure items;</li> <li>• Functional layout plans;</li> <li>• Truck turning plans;</li> <li>• Details of the design trucks; and</li> <li>• CAD / GIS layout of the PSP.</li> </ul>
119	Plan 12, p.54	Road Segment 14 (RD-14) crosses the APA trunk gas main. The costing for this road segment when prepared should include the works to protect the pipeline required by the APA and the Construction Management Plan.	Additional costs associated with RD-14 crossing over the gas transmission pipeline are to be included as a Supplementary ICP.
120	Table 9	Functional Layout Plans used to inform the land take of bridges, roads and intersections are required to be provided, so Council can verify that adequate land take has been provided for in Tables 1 and 9, and Appendix A.	MPA to provide functional layout plans for bridges, roads and intersections.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
121	Table 9	Cost estimates are required for all projects to be included in both the standard ICP, and the supplementary ICP, so Council can be informed when the ICP rate is known on whether the identified projects can be delivered within the ICP or what the shortfall of funding will be.	Council requests the cost estimates for all projects (including purchase of land) identified as being ICP items.
122	Table 9, p.57-75	The land totals in Tables 1 and 9, and Appendix A do not match.	The land totals in Tables 1 and 9, and Appendix A should be reviewed and the land take areas should match across all tables.
123	Table 9, p.60-4	All intersection projects should be identified as being signalised intersections for the interim treatment (Rockbank PSP has signalised intersections as the interim standard).	Amend Table 9 to detail all interim intersection treatments to be signalised.
124	Table 9, p.64-5	Bridge projects. Clarification is required on whether the bridge projects are standard ICP projects or supplementary ICP projects.	Council requests that Table 9 articulate which bridge projects are standard ICP projects, and which bridge projects are subject to a supplementary ICP rate.
125	Table 9, p.65	PBR-08 – the cost of the construction of the pedestrian bridge over the Western Freeway is proposed to be apportioned with Mt Atkinson PSP. The apportionment rate is required (e.g. 50/50 split)	The apportionment rate for PBR-08 should be identified in the PSP e.g. 50/50 split.
126	Table 9, p.65	PBR-08 – VicRoads should be the lead agency for the construction of the pedestrian bridge over the Western Freeway.	Amend the lead agency for the construction of PBR-08 over the Western Freeway to VicRoads.
127	Table 9, p.65-6	Is this a standard item in the ICP or a supplementary ICP item? The bridge and culvert projects are included in the ICP. These should be identified as being within a Supplementary ICP.	MPA to advise whether this is a standard item or a supplementary item in the ICP.
128	Table 9, p.70-1	SR-08, SR-09, SR-10, and SR-12 should include lighting in their description of ICP allowed works.	The bridge and culvert projects in Table 9 should form part of a Supplementary ICP. Include lighting in the description of SR-08, SR-09, SR-10, and SR-12.
129	Table 9, p.70	SR-11 should include the construction of a pavilion to service the tennis / multi-court facility.	Include a pavilion in the description of SR-11.
130	Table 9, p.75	It is unclear why the Deanside Homestead Complex is listed as being a conservation project in Table 9, but: <ul style="list-style-type: none"> <li>no property area is defined for this in Table 9; and</li> <li>this project is not included in Table 7 or Appendix A.</li> </ul>	MPA to adopt a consistent approach to the Deanside Homestead Complex in Table 7, Table 9 and Appendix A. Recommend that the Deanside Homestead Complex be deleted from Table 9 as it is inappropriate for this to be an ICP item as it is private property.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
131	Table 9, p.75	The construction of the Kororoit Creek shared paths on both sides of the waterway will provide a benefit to the whole precinct.  The construction of a 3m shared path on both side of the waterway and the low fence delineating the GGF conservation area boundary should be included as an ICP item.	Include the construction of a 3m wide shared path on both sides of the Kororoit Creek and a low fence delineating the GGF conservation area boundary as an ICP item in Table 9.  Pending the costings of all items, this may need to be included as a supplementary ICP item.
132	Table 9	Three additional projects have been identified in this submission that should be included in the ICP projects list: <ul style="list-style-type: none"> <li>• Pedestrian bridge west of the proposed secondary school (Deanside Homestead) as the PSP currently shows pedestrian crossing over an existing ford which is subject to flooding (as discussed in item 88);</li> <li>• The additional construction requirements to construct segments of road over the APA gas transmission lines as this is a cost that will be incurred to deliver the project (as discussed in item 106); and</li> <li>• Kororoit Creek shared paths to facilitate pedestrian and cyclist movement (as discussed in item 120).</li> </ul>	MPA to include the following projects in the ICP projects list: <ul style="list-style-type: none"> <li>• Pedestrian bridge west of the proposed secondary school (Deanside Homestead);</li> <li>• Kororoit Creek shared paths; and</li> <li>• Additional construction requirements to construct segments of road over the APA gas transmission lines.</li> </ul>

7.0 Appendices

Item No.	Section, Page no.	Comment	Recommended Change
<b>Appendix A</b>			
133	Appendix A, p.76-81	As discussed previously some of the land totals in Appendix A do not match the corresponding land total areas in Tables 1, 7 and 9.	MPA to reconcile land areas in the various tables in the PSP, and ensure that the land areas provided match.
134	Appendix A, p.76-81	Land budget cannot be verified by Council from the information provided.  Council requests a copy of the CAD / GIS layer of the future road reserves so the land take can be verified. This should occur following the implementation of requested amendments.	MPA to provide CAD / GIS layer of the future road reserves following the implementation of requested amendments to the road reserves.

Kororoit Precinct Structure Plan – Amendment C147

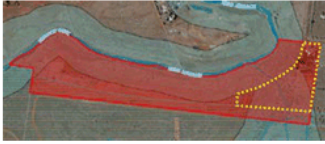
Item No.	Section, Page no.	Comment	Recommended Change
135	Appendix A, p.76-81	There is a column titled <i>Existing Non-Government School</i> . This column should be deleted as there are no existing schools.	In Appendix A delete the Existing Non-Government School column.
<b>Appendix B Deanside Homestead Complex – Design Principles and Guidelines</b>			
136	Appendix B, p.82	No comments	
<b>Appendix C Local Town Centre Guidelines</b>			
137	Appendix C, p.83	Insert a preamble that describes how these guidelines should be used.	Insert a preamble for Appendix C:  <i>These principles and guidelines inform the design of local town centres and should be read in conjunction with the Local Town Centre concept plans in Figures 2 and 3 of this PSP.</i>
<b>Appendix D Design Principles Conservation Areas</b>			
138	Appendix D	No comments	
<b>Appendix E Conservation Area Organising Elements</b>			
139	Appendix E	No comments	
<b>Appendix F</b>			
140	Figure 5, p.95	Do DELWP and the Federal Government support this plan? In particular do they support the paths and embellishments shown within the conservation area?  The text ' <i>Proposals are subject to future funding and detail design by land</i> ' is confusing. This should be changed to reference ' <i>the future land manager</i> '.  A section of the shared path is shown dipping south below the <i>Kororoit Creek Hut Foundations and Dry Stone Wall</i> complex (H7822-2321). This shared path should be moved north to	Council seeks clarification that DELWP and the Federal Government support the paths and embellishments shown within this conservation area.  Change Figure 5 by: <ul style="list-style-type: none"> <li>Change text from '<i>Proposals are subject to future funding and detail design by land</i>' to '<i>Proposals are subject to future funding and detailed design by the future land manager</i>'.</li> <li>The shared path should follow the Growing Grass Frog habitat boundary for its full length and be north of the</li> </ul>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		<p>follow the boundary of the Growing Grass Frog habitat border with Conservation Area 2, to take advantage of the flat topography and remove the path from being flooded. Council has no objection to sections of dry stone wall being removed to facilitate this outcome. Likewise the sewer infrastructure should be shifted to follow this alignment too (the path and sewer realignment are shown in orange dots below).</p>	<p><i>Kororoit Creek Hut Foundations and Dry Stone Wall</i> complex (H7822-2321). The sewer infrastructure should also follow this alignment.</p> <ul style="list-style-type: none"> <li>The boundaries of the <i>Kororoit Creek Hut Foundations and Dry Stone Wall</i> complex (H7822-2321) should be shown as being an 'other historic site'</li> </ul>
	<p>141 Figure 6, p.96</p>	<p>The boundaries of the <i>Kororoit Creek Hut Foundations and Dry Stone Wall</i> complex (H7822-2321) should be shown as being an 'other historic site'.</p> <p>Do DELWP and the Federal Government support this plan? In particular do they support the paths and embellishments shown within the conservation area?</p> <p>The text '<i>Proposals are subject to future funding and detail design by land</i>' is confusing. This should be changed to reference '<i>the future land manager</i>'.</p>	<p>Council seeks clarification that DELWP and the Federal Government support the paths and embellishments shown within this conservation area.</p> <p>Change Figure 6 by:</p> <ul style="list-style-type: none"> <li>Change text from '<i>Proposals are subject to future funding and detail design by land</i>' to '<i>Proposals are subject to future funding and detailed design by the future land manager</i>'.</li> </ul>
	<p>142 Figure 7, p.97</p>	<p>Do DELWP and the Federal Government support this plan? In particular do they support the paths and embellishments shown within the conservation area?</p> <p>The text '<i>Proposals are subject to future funding and detail design by land</i>' is confusing. This should be changed to</p>	<p>Council seeks clarification that DELWP and the Federal Government support the paths and embellishments shown within this conservation area.</p> <p>Change Figure 7 by:</p> <ul style="list-style-type: none"> <li>Change text from '<i>Proposals are subject to future</i></li> </ul>



Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		<p>reference 'the future land manager'.</p> <p>The legend is missing reference to dry stone walls that are shown on the plan.</p> <p>The footer is obscuring text in the legend and notes sections.</p> <p><u>Property 28</u> Property 28 is significantly encumbered with Growing Grass Frog habitat and a public acquisition overlay for the Outer Metropolitan Ring reservation.</p> <p>The Growing Grass Frog (GGF) conservation area has created a development area which will be hard to develop, as a road (or bridge) will be required to be constructed through the conservation area – see earlier comments at point 17.</p> <p>Appendix A states that 4.1 hectares of the site is developable.</p> <p>Council requests that the GGFC be amended to redistribute the developable area, so the 4.1 hectares of the developable area is all located in the southernmost portion of the site.</p> <p>The pedestrian bridge between property seven and 28 should be deleted.</p>	<p><i>funding and detail design by land' to 'Proposals are subject to future funding and detailed design by the future land manager'.</i></p> <ul style="list-style-type: none"> <li>• Add to the legend <i>dry stone wall (to be retained)</i>.</li> <li>• Altering the footer is obscuring text in the legend and notes sections</li> </ul> <p>Delete the pedestrian bridge between properties seven and 28.</p>  <p>The GGFC boundary should be moved on property 28, so that all the developable land is located in the southernmost section of the land so the area can be accessed, serviced and developed in a manner that does not compromise the Growing Grass Frog Conservation Area.</p>
143	Figure 8, p.98	<p>Do DELWP and the Federal Government support this plan? In particular do they support the paths and embellishments shown within the conservation area?</p> <p>In the legend there is a note regarding an 'existing footpath'. This is currently a rural area where there are no existing footpaths.</p> <p>Council is concerned with the depiction of paths through this conservation area as there is no certainty that they can be delivered, and may conflict with State and Federal</p>	<p>Council seeks clarification that DELWP and the Federal Government support the paths and embellishments shown within this conservation area.</p> <p>Council has concerns with the detail shown in this plan. The plan should be more conceptual and focus on the interface areas and significant intrusions only. Simplify Figure 8 in the following manner:</p> <ul style="list-style-type: none"> <li>• Remove paths and tracks through the conservation reserve, and entry points from the plan.</li> <li>• Change text 'Proposals are subject to future funding</li> </ul>

Kororoit Precinct Structure Plan – Amendment C147

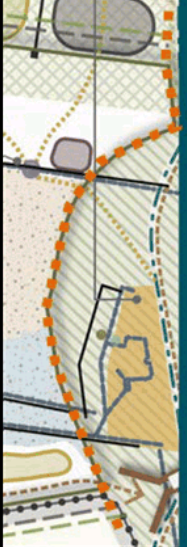
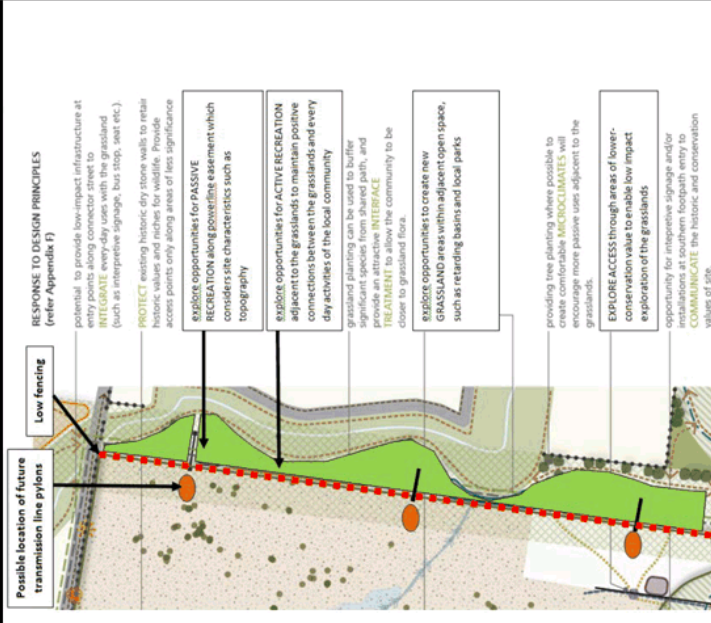
Item No.	Section, Page no.	Comment	Recommended Change
144	Figure 9, p.100	<p>Agreements. The location of paths / tracks through the conservation reserve should be left to the future public land manager to determine their location and construction. Remove proposed paths and entry points from the plan.</p> <p>A local access street should be located between the conservation reserve and the local park as this will create a more legible road network, and will assist in the maintenance of the grassland.</p> <p>The text '<i>Proposals are subject to future funding and detail design by land</i>' is confusing. This should be changed to reference '<i>the future land manager</i>'.</p> <p>Response to Design Principles</p> <p>Under the design principles change some of the statements to better manage community expectations, as some of the infrastructure shown or recreation opportunities may not be able to be provided:</p> <ul style="list-style-type: none"> <li>The second statement change '<i>locate recreational opportunities...</i>' to '<i>encourage the location of recreational opportunities...</i>'</li> <li>The last statement change '<i>provide opportunities for passive recreation...</i>' to '<i>explore opportunities for passive recreation...</i>'</li> </ul> <p>Notes section</p> <ul style="list-style-type: none"> <li>There is an error in the numbering – combine notes 1. a. and b., and 1. c. and d.</li> <li>There is an error in the numbering. There are two x 2. The second 2. Should be combined with 3.</li> </ul>	<p>and <i>detail design by land</i>'. This should read '<i>Proposals are subject to future funding and detailed design by the future land manager</i>'.</p> <ul style="list-style-type: none"> <li>Remove reference to '<i>existing footpath</i>'.</li> <li>Show a local access street between Conservation Area 1 and the local park to the north of it.</li> </ul> <p>Change the text in the following design principle responses:</p> <ul style="list-style-type: none"> <li>The second statement change '<i>locate recreational opportunities...</i>' to '<i>encourage the location of recreational opportunities...</i>'</li> <li>The last statement change '<i>provide opportunities for passive recreation...</i>' to '<i>explore opportunities for passive recreation...</i>'</li> </ul> <p>In the notes section resolve the following numbering errors:</p> <ul style="list-style-type: none"> <li>Combine notes 1. a. and b., and 1. c. and d.</li> <li>There are two x 2. The second 2. Should be combined with 3.</li> </ul>
		<p>Do DELWP and the Federal Government support this plan? In particular do they support the paths and embellishments shown within the conservation area?</p>	<p>Council seeks clarification that DELWP and the Federal Government support the paths and embellishments shown within this conservation area.</p>
		<p>Council is concerned with the depiction of paths through this</p>	<p>Council has concerns with the detail shown in this plan.</p>



Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		<p>conservation area as there is no certainty that they can be delivered, and may conflict with State and Federal Agreements. The location of paths / tracks through the conservation reserve should be left to the future public land manager to determine their location and construction. Remove proposed paths and entry points from the plan</p> <p>The text '<i>Proposals are subject to future funding and detail design by land</i>' is confusing. This should be changed to reference '<i>the future land manager</i>'.</p> <p>The figure should show the indicative sites for future high voltage transmission pylons as this is infrastructure that has been identified as being potentially required within the conservation area.</p> <p>There are significant gaps in the low fencing around the grassland reserve. The low fencing should be pulled back to the boundaries of the nature conservation reserve to serve as a clear boundary of the conservation reserve and serve as a maintenance boundary for the different areas of open space.</p> <p>A section of the shared path is shown dipping south below the <i>Kororoit Creek Hut Foundations and Dry Stone Wall</i> complex (H7822-2321). This shared path should be moved north to follow the boundary of the Growing Grass Frog habitat border with Conservation Area 2, to take advantage of the flat topography and remove the path from being flooded. Council has no objection to sections of dry stone wall being removed to facilitate this outcome. Likewise the sewer infrastructure should be shifted to follow this alignment too (the path and sewer realignment are shown in orange dots below).</p>	<p>The plan should be more conceptual and focus on the interface areas and significant intrusions only. Simplify Figure 9 in the following manner:</p> <ul style="list-style-type: none"> <li>Remove paths and tracks through the conservation reserve, and corresponding entry points.</li> <li>Change text '<i>Proposals are subject to future funding and detail design by land</i>'. This should read '<i>Proposals are subject to future funding and detailed design by the future land manager</i>'.</li> <li>Show indicative location for future pylons.</li> <li>Show low fencing around the western, northern and eastern edges of Conservation Area 2.</li> <li>The shared path should follow the Growing Grass Frog habitat boundary for its full length and be north of the <i>Kororoit Creek Hut Foundations and Dry Stone Wall</i> complex (H7822-2321). The sewer infrastructure should also follow this alignment</li> </ul> <p>Simplify Figure 9 and the design principles as shown in the diagram below:</p>

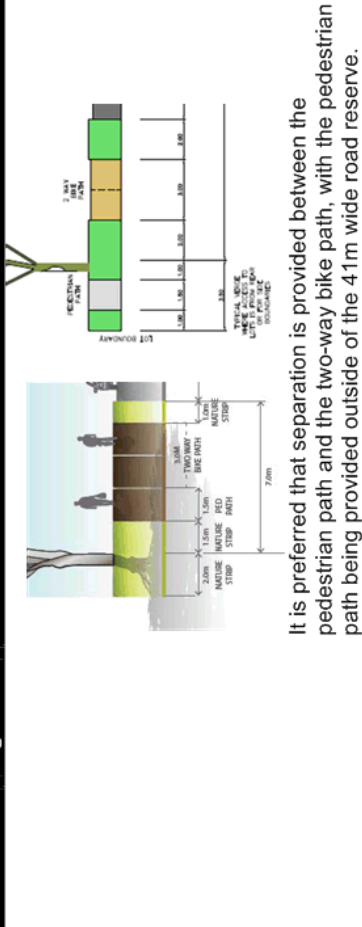
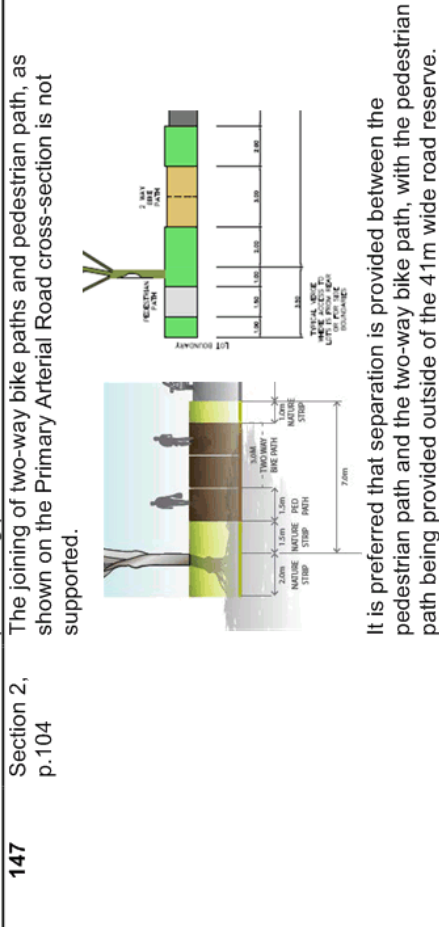
Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment
Recommended Change		<p><b>High Voltage Transmission Easement</b></p> <p>The embellishment of the high voltage transmission (HVT) line easement goes into too much detail. Table 6 and Figure 4 in the PSP have been prepared to provide information on how the land in the HVT easement should be developed. The detail in Figure 9 should be more conceptual and reflect the information in Table 6 and Figure 4.</p> <p>Council is concerned that:</p> <ul style="list-style-type: none"> <li>• There is no certainty that the easement authority will allow the level of embellishment proposed.</li> <li>• The embellishment of the HVT to the level proposed would be expensive and may impact on the embellishment of other local parks in the area.</li> <li>• The embellishment shown on the plans can set up an unrealistic expectation of the future local community on what will be provided.</li> </ul> <p>The embellishment of the HVT easement should be left for the developer and Council to liaise with the easement operator. Table 6 will provide enough direction for the use of the easement.</p> <p><b>Response to Design Principles</b></p> <p>Under the design principles change some of the statements to better manage community expectations, as some of the infrastructure shown or recreation opportunities may not be able to be provided.</p>
		

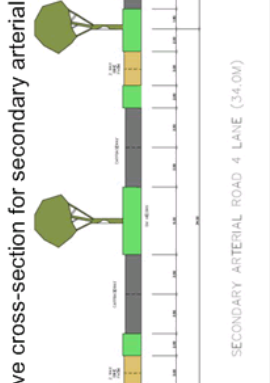
Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
145	Appendix G	General comments on Appendix G	Change the road cross-sections in Appendices G, H, I, J and K:
	146	Section 1, p.103	Amend cross-section 1 so that there is a separation between the pedestrian path and the two-way bike path.  Alternative cross-section for a primary arterial road (41m)

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
147	Section 2, p.104	<p>It is preferred that separation is provided between the pedestrian path and the two-way bike path, with the pedestrian path being provided outside of the 4.1m wide road reserve.</p> <p>The joining of two-way bike paths and pedestrian path, as shown on the Primary Arterial Road cross-section is not supported.</p>	 <p>PRIMARY ARTERIAL ROAD 6 LANE (41.0M)</p>
148	Section 3, p.105	<p>It is preferred that separation is provided between the pedestrian path and the two-way bike path, with the pedestrian path being provided outside of the 4.1m wide road reserve.</p> <p>Is the interim existing roadway? How does the existing carriageway marry into the new cross-section?</p>	 <p>PRIMARY ARTERIAL ROAD 6 LANE (41.0M)</p>
149	Section 3, p.105	<p>On-road bicycle lanes are not supported on secondary arterial roads. The cross-section should be amended to provide two-way bicycle paths on each side of the road reserve in accordance with the recommended cross-section for</p>	<p>Amend cross-section 2 so that there is a separation between the pedestrian path and the two-way bike path.</p> <p>Alternative cross-section for a primary arterial road</p> <p>Show on the plan the existing road reserve, and the location of the existing carriageway.</p> <p>Section 3 should be changed to:</p> <ul style="list-style-type: none"> <li>• Delete the on-road bicycle lanes;</li> <li>• Create two way bicycle paths on both sides of the road; and</li> </ul>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		secondary arterials in the VicRoads Growth Area Network Planning Guidance and Policy Principles document.	<ul style="list-style-type: none"> <li>• Create separate pedestrian paths.</li> </ul>
		Alternative cross-section for secondary arterial road (34m)	
150	Section 7, p.109	Sections 7 and 8 do not line up. The carriageway in Section 7 is setback 7.1m from the western boundary, whereas it is setback 6.6m from the western boundary in Section 8.	Sections 7 and 8 should be modified so the carriageway is setback a consistent distance from the western boundary.
151	Section 11, p.115	The low fence should be moved to the boundary of conservation area 2.	Move low fence to the boundary of conservation area 2.
152	Section 18, p.123	The carriageway width should be 3.5 metres to facilitate safer sharing with bicycles.	Amend the carriageway width to 3.5 metres in Section 18.
153	Section 19, p.124	A cross-section is required for roads abutting schools to better manage school pick up and drop off arrangements.	Amend the notes section for Section 19 as follows: <ul style="list-style-type: none"> <li>• Local access streets abutting schools are to be Local Access Street Level 2 (20m) type roads</li> <li>• Where roads about school drop-off zones grassed nature strip areas are to be replaced with pavement.</li> </ul>
154	Section 21, p.126	It is unclear why Section 21 has been provided as no industrial areas are proposed in the Kororoit PSP.	Remove Section 21.
		Plan 8 indicates that Section 21 applies to the Deanside Southern Access Track. MPA to verify why Section 21 is proposed to be applied to the Deanside Southern Access Track.	
		<b>Appendix H</b>	
155	Variation 1, p.127	Council does not support central drainage options for local access streets.	Delete the central drainage option.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		Drainage pits located in the road are more likely to be damaged, and accessing pits require greater traffic management cost and have OHS impacts.	
156	Variation 2, p.128	This arrangement is only supported in laneways. The location of a tree should be setback at least 1.2 metres from the back of kerb, not 0.6 metres. The current setback will have the following conflicts: <ul style="list-style-type: none"> <li>• Drainage;</li> <li>• Public lighting alignment; and</li> <li>• Tree roots damage the road pavement.</li> </ul>	Amend setbacks of trees to ensure they are setback at least 1.2 metres from the back of kerb
157	Variation 2, p.128	Council does not support the meandering footpath option, as this will likely result in the lot owner landscaping up to the back of the path and may affect future access to underground services by authorities.	Delete the meandering footpath option.
158	Variation 3, p.129	Council does not support central drainage options for local access streets.	Delete the central drainage option.
159	Variation 4, p.130	Drainage pits located in the road are more likely to be damaged, and accessing pits require greater traffic management cost and have OHS impacts.  This arrangement is only supported in laneways. Council does not support central drainage options for local access streets.	Delete the central drainage option.
160	Variation 5, p.131	Drainage pits located in the road are more likely to be damaged, and accessing pits require greater traffic management cost and have OHS impacts.  This arrangement is only supported in laneways. Council does not support central drainage options for local access streets.	Delete the central drainage option.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		management cost and have OHS impacts.	
<b>161</b>	New variations	This arrangement is only supported in laneways. Given that Council does not support central drain options, Council recommends alternative variations be created. Variations could include the following from the Rockbank PSP: <ul style="list-style-type: none"> <li>Variation 1 – Local access street with varying tree placement in nature strip.</li> <li>Variation 4 - Local access street with tree outstands.</li> </ul>	Council requests that alternative variations for local roads be created based on Variations 1 and 4 in the Rockbank PSP.
<b>Appendix I</b>			
<b>162</b>	Section 1, p.133	Shared paths are normally delivered by the developer.	Add in the notes section: <ul style="list-style-type: none"> <li>Shared path is to be delivered by developer.</li> </ul>
<b>Appendix J</b>			
<b>163</b>	Section 1, p.135	A minimum width should be specified for the vegetated buffer.	Amend the section in Appendix J to specify a minimum width of the vegetated buffer.
<b>Appendix K</b>			
<b>164</b>	Section 2, p.137	An alternative high voltage transmission easement cross-section should be prepared which shows the easement without the waterway.	Create an alternative cross-section which shows the interface with the easement without a waterway.
<b>Appendix L</b>			
<b>165</b>	Table, p.138	Council does not support the placement of services under road pavements.	Change the table in Appendix L. Sewer, potable water, and recycled water should be marked as no in the <i>under road pavement</i> column, to be consistent with <b>Appendix F</b> in the Rockbank PSP.
<b>166</b>	Appendix L, p.138	The general principles for service placement should include an exclusion for conservation areas similar to that of natural waterway corridors.	Include a new general principle for service placement:  <i>Services must be placed outside of conservation areas or on the outer edges of these areas to avoid disturbance to native vegetation.</i>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
<b>Open Space Delivery Guidelines</b>			
167	Appendix M	Remove reference to draft as Council's Open Space Plan has been adopted.	Remove reference to 'draft' when referring to Council's Open Space Plan.
168	Appendix M	Council adopted the Melton Open Space Plan at its meeting on 4 April 2016.  Appendix M should be updated to reflect Council's Open Space Plan, as agreed to in the Rockbank PSP.	Change the current headings to reflect the Open Space Plan 2016-2026: <ul style="list-style-type: none"> <li>• <b>Neighbourhood Parks 0.2-1 Ha.</b> (Defined as Local 0.2-2Ha in Melton City Council's Open Space Plan 2016-2026)</li> <li>• <b>Community Parks 1-5 Ha.</b> (Defined as Local 0.2-2Ha then District for 2Ha+ in Melton City Council's Open Space Plan 2016-2026)</li> <li>• <b>District Parks 5-15 Ha.</b> (Defined as District for 2Ha+ in Melton City Council's Open Space Plan 2016-2026)</li> <li>• <b>Municipal Parks 15-50Ha+.</b> (Defined as District Park 2Ha+ then Regional for 20Ha+ in Melton City Council's Open Space Plan 2016-2026)</li> <li>• <b>Metropolitan Parks variable - 50Ha+.</b> (Defined as Regional for 20Ha+ in Melton City Council's Open Space Plan 2016-2026)</li> </ul>
169	Appendix M, p. 140	Add definition of Credited Open Space to be consistent with <b>Appendix G</b> in the Rockbank PSP.	Add a definition for Credited Open Space: <b>Credited Open Space</b> <i>Credited open space: a local open space delivered in the precinct that is located on otherwise unencumbered land via the DCP (e.g. local sports reserves) or Clause 52.01 (i.e. local parks).</i>



Kororoit Precinct Structure Plan – Amendment C147

**Table 2: Infrastructure Contributions Plan**

Item No.	Section, Page no.	Comment	Recommended Change
170	General Comment	<p>As identified earlier in this submission, Council is concerned that this PSP proposes an ICP without knowing the details of the legislative requirements, per hectare rates and allowable infrastructure items.</p> <p>Given this, Council is concerned that the current PSP may be incompatible with the final approved ICP framework.</p> <p>Council requests the costings of all proposed infrastructure, so it can understand what the value of the ICP items are, and whether a supplementary rate is required to deliver items such as the bridges over the Kororoit Creek, and the pedestrian bridge over the Western Freeway.</p> <p>Functional Layout Plans are also required so Council can check whether adequate land has been allocated in the PSP / ICP.</p>	<p>MPA to provide Council with the costings of the proposed ICP items.</p> <p>MPA to provide Functional Layout Plans to Council, which include:</p> <ul style="list-style-type: none"> <li>• Truck turning plans;</li> <li>• Details of the design trucks; and</li> <li>• CAD / GIS layout of the PSP.</li> </ul>
171	General Comment	<p>Three additional projects should be included in the ICP projects list (see item 120).</p>	<p>MPA to include the following projects in the ICP projects list:</p> <ul style="list-style-type: none"> <li>• Pedestrian bridge west of the proposed secondary school (Deanside Homestead);</li> <li>• Kororoit Creek shared paths; and</li> <li>• Additional construction requirements to construct segments of road over the APA gas transmission lines.</li> </ul>
172	General Comment	<p>Please include a staging plan relevant to the provision of infrastructure identified within the Service and Utilities section of the PSP document.</p>	<p>MPA to provide a staging plan for services and utilities.</p>
173	General Comment	<p>PBR-08 (pedestrian bridge over the Western Freeway) is included in the ICP and is intended to be apportioned with the Mt Atkinson PSP. The apportionment value should be specified – is this a 50/50 split in value?</p>	<p>MPA to state the apportionment rate for PBR-08.</p>

Kororoit Precinct Structure Plan – Amendment C147

**Table 3: Planning Scheme Ordinance**

Item No.	Section, Page no.	Comment	Recommended Change
<b>174</b>	<b>Cl. 35.06</b>	<b>Rural Conservation Zone , Schedule 3</b> The polygon for RCZ3 does not correspond with the Biodiversity Conservation Strategy polygon.  Council requests that the MPA verify that the RCZ3 polygon has been drafted to match the BCS polygon.	MPA to advise Council on whether the RCZ3 polygon matches the BCS polygon.
<b>175</b>	<b>Cl. 35.06</b>	<b>Rural Conservation Zone , Schedule 4</b> No change requested.	-
<b>176</b>	<b>Cl. 37.01</b>	<b>Special Use Zone, Schedule 9 – Electricity Easement</b> No change requested.	-
<b>177</b>	<b>Cl.37.07</b>	<b>Urban Growth Zone, Schedule 12 – Kororoit Precinct Structure Plan</b> The applied zone provisions identify 'connector streets' as Clause 36.04 – Road Zone Category 2.  The purpose of Clause 36.04 is: <ul style="list-style-type: none"> <li>To identify significant existing roads; or</li> <li>To identify land which has been acquired for a significant proposed road.</li> </ul> Neither of these purposes has been fulfilled, and therefore it is not appropriate to identify these roads for RDZ2 at this stage.	Delete connector streets from the table.
<b>178</b>	<b>Section 2.1, p.2</b>	This is inconsistent with the approach taken to the approved PSPs in the City of Melton. The applied zone provision for residential land is shown as Clause 32.07 - Residential Growth Zone.  Council does not support the applied 'Residential Growth Zone' (RGZ) as the default residential zone. This matter was recently tested as part of the Rockbank PSP Panel in which Council requested for this to be changed to General Residential Zone (GRZ). This is for the following reasons: <ul style="list-style-type: none"> <li>The nomination of applied zones should be principally</li> </ul>	Change Residential Growth Zone to General Residential Zone.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		<p>based on the purposes of those zones and the extent to which those purposes are appropriate for the identified areas within the PSP to which they are to be applied;</p> <ul style="list-style-type: none"> <li>• There is no policy basis supporting the global application of the RGZ in Melbourne's growth areas;</li> <li>• The PSP already shows areas for 'medium density housing' which provides an opportunity for increased densities in appropriate locations. The application of the RGZ precinct wide will undermine this intended approach;</li> <li>• The application of the residential zones should be principally based on the purposes of those zones and the extent to which the purposes are to be applied. The identification of medium density residential land has been determined strategically as part of the PSP, the proposal to allow the RGZ will go against this strategic work; and</li> <li>• The application of the RGZ may give rise to other development not permitted in the GRZ and could result in the proliferation of non-residential uses which may prejudice the establishment of activity centres. Whilst it is recognised that these types of uses can be written out of the UGZ, it is Council's position that this is a complicated approach which could be simplified with a more appropriate zoning outcome.</li> </ul>	
<b>179</b>	Section 2.3, p.2	Section 2.3 has not been included in the Mt Atkinson and Tarneit Plains PSP, therefore including this in the Kororoit PSP will result in inconsistencies in the UGZ Schedule for different PSPs across the City of Melton.	Delete Section 2.3
<b>180</b>	Section 2.4, p.3	It should additionally be noted that Council considers there to be merit in requiring buildings and works permits for community facilities to ensure that they are in accordance with the PSP. Table 2 – as identified previously, Council has concerns with the permit required uses identified within the high pressure gas pipeline within this PSP.	Council requests a meeting with the MPA and the pipeline operator to further discuss what uses should be listed in this table and whether any of these should be prohibited.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		<p>Council considers that uses identified as being sensitive in the Australian Standards should be prohibited for clarity to ensure relevant standards are met.</p> <p>Council is concerned that an inconsistent approach is being taken to this table; the table in the Mt Atkinson PSP lists additional items – cinema, child care centre, corrective institution, education centre, hospital, and place of assembly.</p> <p>Council requests a meeting to discuss this matter with the MPA and the pipeline operator.</p>	<p>MPA to amend the schedule to prohibit sensitive uses in the pipeline measurement length.</p>
181	Section 2.7, p.4	<p>As previously identified, Council has concerns with the referral process for works within the Pipeline Measurement Length. Council requests further discussion on this matter.</p> <p>In particular, within this section Council is incorrectly identified as the responsible authority. Council does not have the technical expertise to assess an application in the pipeline measurement distance. The operator of the pipeline need to review the CMP, therefore the CMP should be referred to Energy Safe Victoria for consideration, not the Responsible Authority.</p>	<p>Council is not the technical expert in relation to gas infrastructure; therefore referral to Energy Safe Victoria (or other relevant authority) is required.</p>
182	Section 2.7, p.4	<p>Council does not support the specific provision at 2.7 requiring a CMP whether or not a permit is required. How can a CMP be triggered under the planning scheme when a permit is not required?</p> <p>This should be managed by the relevant authority with the technical expertise, and not Council.</p>	<p>MPA to provide advice on the mechanisms of this provision.</p>
183	Section 2.8, p.4	<p>There is no Section 2.8</p>	<p>The numbering of the schedule is to be revised as Section 2.8 is missing.</p>
184	Section 3.1, p.4	<p>There is one requirement missing: <i>'Potential bus route and bus stop locations prepared to the satisfaction of the Director of Public Transport'</i></p>	<p>Add missing requirement: <i>'Potential bus route and bus stop locations prepared to the satisfaction of the Director of Public Transport'</i></p>
185	Section 4.7, p.8	<p>Typo found in the first paragraph: <i>the commencement</i></p>	<p>In Section 4.7 add a 'space' between the and commencement in the first paragraph.</p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
186	Section 4.7, p.8-9	<p>Council has a number of questions in respect to the land acquisition and compensation arrangements for Growing Grass Frog (GGF) Conservation Areas (GGFCA), which are triggered by this and the requirements in IPO4.</p> <p>In the <i>Biodiversity Conservation Strategy</i> and the <i>Metropolitan Strategic Assessment</i> which applies to the Western Growth Corridor (and therefore the land in this PSP), no compensation is proposed to be paid for the acquisition of land in the GGF corridor by the State Government.</p> <p>There are a number of properties in the Kororoit PSP which have a significant proportion of their site identified for the conservation of GGF. Of the properties in this PSP that have GGFCA, five of them have more than 50% of their land encumbered for this purpose.</p> <p>It is noted that some landowners are also impacted by other infrastructure items that further reduce their net developable area, these items include the Outer Metropolitan Ring reservation, Hopkins Road, drainage reserves, and gas and electricity easements.</p> <p>Whilst the compensation component for GGFCA is not strictly within the purview of this PSP, there has been an opportunity for Council to raise this concern in other forums.</p> <p>Melton City Council requests a meeting with State Government to discuss the policy regarding land compensation for GGFCA as a matter of priority.</p>	<p>Council has a number of questions in respect to the process for land acquisition and compensation arrangements for Growing Grass Frog Conservation Areas.</p> <p>There are a number of properties in the Kororoit PSP which have a significant proportion of their site identified for the conservation of Growing Grass Frogs. Five properties have more than 50% of their land encumbered for this purpose.</p> <p>Whilst the compensation component for GGFCA is not strictly within the purview of this PSP, there has been an absence of opportunity for Council to raise this concern in other forums.</p> <p>Melton City Council requests a meeting with State Government to discuss the policy regarding land compensation for GGFCA as a matter of priority.</p>
187	Section 4.8, p.9	<p>Melton City Council requests a meeting with State Government to discuss the policy regarding land compensation for GGFCA as a matter of priority.</p> <p>Change as per agreed wording with CFA (as per the agreed approach in Rockbank PSP).</p> <p>Council shouldn't be responsible for approving a site management plan for bushfire risk as we are not technical experts in this area.</p>	<p>Change as agreed in Rockbank PSP.</p>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
188	Cl. 42.01	<b>Environmental Significance Overlay – Schedule 6</b> The polygon for ESO6 does not correspond with the Biodiversity Conservation Strategy polygon.  Council requests that the MPA verify that the ESO6 polygon has been drafted to match the BCS polygon.	MPA to advise Council on whether the ESO6 polygon matches the BCS polygon.
189	Cl. 43.01	<b>Heritage Overlay – Schedule 128</b> Council notes that the current schedule to the Heritage Overlay has not been used to mark up the inclusion of the new Heritage Overlay Schedule.  Amendment C100 was gazetted on 8 February 2016, which incorporated seven new schedules to the Heritage Overlay (HO200 – HO206).	The Schedule to the Heritage Overlay should be updated to include Amendment C100 which was gazetted on 8 February 2016, which added seven new schedules to the Heritage Overlay (HO200 - HO206).
190	Cl. 43.03	<b>Incorporated Plan Overlay – Schedule 4</b> The polygon for IPO4 does not correspond with the Biodiversity Conservation Strategy polygon.  Council requests that the MPA verify that the IPO4 polygon has been drafted to match the BCS polygon.	MPA to advise Council on whether the IPO4 polygon matches the BCS polygon.
191		There is a minor formatting error in the purpose: <i>To manage development of recreation and infrastructure associated with adjoining urban land uses.</i>	Correct minor formatting error in the purpose.
192		Is there a reason why the conditions in IPO4 are identical to the conditions in Clause 37.07, Schedule 9, Section 4.4?  Is the duplication of conditions required?	Council seeks clarification why the conditions in UGZ9 are duplicated in IPO4.
193	Cl.43.04	<b>Development Plan Overlay</b> No comments on the removal of DPO1 from the Clarke Road Streamside Reserve.	-
194	Cl. 45.01	<b>Public Acquisition Overlay – Schedules 3 and 10</b> Council requests no changes to PAO3	-

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
195		<p>Council has the following concerns about the inclusion of PAO10:</p> <ul style="list-style-type: none"> <li>PAO10 proposes to cover a retarding basin, which is inconsistent to the approach taken in the rest of the PSP, where drainage reserves and retarding basins are not proposed to be subject to the PAO.</li> <li>The PAO is located within the Kororoit Regional Park, which has been excluded from this PSP. Justification is required why this is included when all other matters relating to the Regional Park have been excluded.</li> <li>No future urban structure or master plan has been made available which demonstrates how the retarding basin will be incorporated into the design of the Regional Park.</li> </ul>	<p>Council seeks clarification on the following matters:</p> <ul style="list-style-type: none"> <li>Why is PAO10 proposed in a manner contrary to other drainage reserves in this PSP?</li> <li>Why is PAO10 proposed in this amendment, when the rest of the planning matters for the Regional Park will be subject to another amendment not currently before Council for consideration?</li> <li>How does the design and location of the proposed retarding basin fit into the design of the Regional Park?</li> </ul>
<b>Cl. 45.06 Development Contributions Plan Overlay – Schedule 11</b>			
196		<p>Council does not support the use of the DCPO to incorporate an ICP into the PSP. The objective of the DCPO is:</p> <p><i>To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.</i></p> <p>As identified earlier in this submission, Council is concerned that this PSP proposes an ICP without knowing the details of the legislative requirements, per hectare rate and allowable infrastructure items. Given this, Council is concerned that the current PSP may be incompatible with the final approved ICP framework. Council also requests that functional layout plans are required, and the costings of all infrastructure items.</p>	<p>Council does not support the use of the DCPO to incorporate an ICP into the PSP.</p> <p>Council requests that the PSP not be finalised and gazetted until Council understands the full extent of the ICP and the impacts to Council in the future.</p> <p>MPA to provide Council with the costings of the proposed ICP items.</p> <p>MPA to provide Functional Layout Plans to Council, which include:</p> <ul style="list-style-type: none"> <li>Truck turning plans;</li> <li>Details of the design trucks; and</li> <li>CAD / GIS layout of the PSP.</li> </ul>
197	<b>Cl. 52.01 Public Open Space Contribution</b>	No comments.	-
198	<b>Cl. 52.17 Native Vegetation Removal</b>	No comments.	-
199	<b>Cl. 61.03 Planning Scheme Maps</b>	No comments.	-

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
<b>200</b>	<b>Cl. 66.04</b> <b>Referral Authorities</b>	It is noted that the referral authority listed in this amendment is proposed to be the 'Growth Areas Authority' whereas other entries in this schedule refer to the 'Metropolitan Planning Authority'. The MPA should be consistent with their naming convention.	MPA to review this schedule and determine whether they should be referred to as the <i>Growth Areas Authority</i> or the <i>Metropolitan Planning Authority</i> , and be consistent with their name use in this schedule.
<b>201</b>	<b>Cl. 66.06</b> <b>Notice Requirements</b>	No comments.	-
<b>202</b>	<b>Cl. 81.01</b> <b>Incorporated Documents</b>	The Schedule to Clause 81.01 should be altered to include the Statement of Significance for HO128 – Stoneleigh Homestead Complex.	Amend the Schedule to Clause 81.01 to include: <i>HO128 – Stoneleigh Homestead Complex, 196 Sinclairs Road, Rockbank - Statement of Significance, June 2016</i>
<b>203</b>	<b>Statement of Significance – HO128</b>	No comments.	
<b>204</b>	<b>Explanatory Report</b>	As discussed previously, Council has concerns that the DCPO is being used rather than the ICPO.	
<b>205</b>	Page 6	The following matters are missing from the 'Environmental Effects' section: <ul style="list-style-type: none"> <li>• Areas of potential contamination identified in the background report;</li> <li>• The existing high pressure gas transmission pipeline and associated easement; and</li> <li>• The existing high voltage transmission line easement.</li> </ul>	The following matters should be considered and discussed in the 'Environmental Effects' section: <ul style="list-style-type: none"> <li>• The areas of potential contamination identified in the background report;</li> <li>• The existing high pressure gas transmission pipeline and associated easement; and</li> <li>• The existing high voltage transmission line easement.</li> </ul>
<b>206</b>	Page 8	Council notes that <i>Ministerial Direction No. 1 – Potentially Contaminated Land</i> has not been included in the explanatory report. Discussion should be added to the explanatory report regarding this Ministerial Direction.	Include <i>Ministerial Direction No. 1 – Potentially Contaminated Land</i> as this relates to a number of potentially contaminated sites identified in the background reports and UGZ12.
<b>207</b>	Page 10	The following clause in the SPPF have not been included, which are of relevance to this PSP: <ul style="list-style-type: none"> <li>• Clause 11.02 – Urban growth</li> <li>• Clause 12.04-2 – Landscapes</li> <li>• Clause 15.01 – Built environment and heritage</li> <li>• Clause 19.03 – Development infrastructure</li> </ul>	The following clause in the SPPF have not been included, which are of relevance to this PSP: <ul style="list-style-type: none"> <li>• Clause 11.02 – Urban growth</li> <li>• Clause 12.04-2 – Landscapes</li> <li>• Clause 15.01 – Built environment and heritage</li> <li>• Clause 19.03 – Development infrastructure</li> </ul>



Kororoit Precinct Structure Plan – Amendment C147

**Table 4: Background Report**

Item No.	Section, Page no.	Comment	Recommended Change
208	Section 1.0, p.1	In the second paragraph also make reference to commercial areas and community facilities.	In Section 1.0 change the second paragraph to read: ... <i>It identifies broad transport networks, <b>commercial</b>, industrial and employment zones, residential areas, and community and recreation precincts.</i>
209	Section 1.0, p.1	In the third paragraph add reference to commercial areas.	In Section 1.0 change the third paragraph to read: <i>The area will undergo a full transition of land use as part of a large scale residential, <b>commercial</b> and industrial development...</i>
210	Plan 1, p.2	The plan should highlight both the Plumpton and Kororoit PSP areas.	In Plan 1 – show Kororoit PSP as well as the Plumpton PSP.
211	Plan 1, p.2	Add the following items to Plan 1: <ul style="list-style-type: none"> <li>Show the activity centres in Melton Township – High Street and Woodgrove</li> <li>Show the activity centre on Melton Highway in Sydenham - Watergardens</li> <li>Show the proposed rail stations at Hopkins Road, Paynes Road, and Ferris Road (Toolern)</li> <li>The Western Interstate Freight Terminal is referred to as the <i>Metropolitan Intermodal System Terminal</i> in the legend.</li> </ul>	Make the following changes to Plan 1: <ul style="list-style-type: none"> <li>Show the following missing activity centres – High Street (Melton), Woodgrove, and Watergardens;</li> <li>Show the proposed rail stations at Hopkins Road, Paynes Road ,and Ferris Road (Toolern), and</li> <li>Change the legend from <i>Metropolitan Intermodal System Terminal</i>, to <i>Metropolitan Interstate Freight Terminal</i>.</li> </ul>
212	Section 2.2, p.3	In Section 2.2 references are made to estate names. Estates can change ownership and branding over time, and therefore this information should not be included e.g. <ul style="list-style-type: none"> <li>Rockbank North PSP section, remove reference to Woodlea Estate as Woodlea does not own all of the PSP area.</li> <li>In the Caroline Springs section Delfin no longer exists.</li> </ul>	In Section 2.2 remove all references to estate names and developers.
213	Section 2.2, p.3	In the Taylors Hill West PSP section, amend the last sentence to read: ... <i>and complements <b>the existing residential areas in Taylors Hill and Caroline Springs.</b></i>	In Section 2.2 change the last sentence in the Taylors Hill West PSP to read: ... <i>and complements <b>the existing residential areas in Taylors Hill and Caroline Springs.</b></i>
214	Section 3.1, p.5	The second paragraph identifies that a number of sites in the Kororoit and Plumpton PSPs are crown reserves. It would be	Show existing crown reserves on a plan in the PSPs.

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		beneficial is the crown reserves were shown on a plan in the PSPs.	
215	Section 4, p.7-10	Section 4 indicates that all parties have provided approval for the proposed bridge locations along Kororoit Creek. Given the Wurundjeri were not in attendance for the specific inspections, has the MPA been given separate approval for the proposed bridge locations by the Wurundjeri?	In Section 4 the MPA is to confirm with Council whether the Wurundjeri has provided approval for the proposed bridge crossings of the Kororoit Creek. If not, the wording will need to be changed.
216	Section 5.14, p.16	Mention that the dry stone walls along Sinclairs Road (between Neale Road and the Kororoit Creek) are proposed to be included in HO128.  In the last paragraph it states that dry stone walls should be located in 'unstructured open space' – what does this mean?	In Section 5.14 – Dry Stone Walls reference proposed HO128 which is proposed to be applied to Stoneleigh and the dry stone walls on Sinclairs Road (south of the Kororoit Creek).  MPA to clarify what is meant by 'unstructured open space'.
217	Section 6.1, p.17	In the contamination section there is reference to 14 sites which have a medium or high risk of potential contamination. In the recommendations in 6.6 (p.19) it is identified that sites of high risk should be identified in the schedule to the UGZ, and sites of medium risk should be subject to environmental site assessments.  It is noted that of the 14 sites identified, only five of them are listed in the UGZ schedules – Kororoit has three identified properties and Plumpton has two.	MPA to clarify why the Background Report for the Plumpton and Kororoit PSPs identifies that there are 14 sites with medium to high potential for land contamination, but only five of these are listed in the schedules to the UGZ – Kororoit has three properties listed and Plumpton has two.  Better linkages between the UGZ listed properties and the Background Report text is required.
218	Section 9.0, p.25-27)	There should be discussion in Section 9.0 about local convenience centres, what role they play in the hierarchy, their size and their aims.	In Section 9.0 add discussion about local convenience centres.
219	General	Missing sections. The Background Report is missing sections regarding Development Staging and Infrastructure Funding.  Add a section on Development Staging: To ensure development is staged in an orderly manner in response to the provision of infrastructure. Council requests words around staging which indicates where development should start and how the area will be best developed over time.	Add the following sections to the Background Report: <ul style="list-style-type: none"> <li>• Development Staging; and</li> <li>• Infrastructure Funding.</li> </ul>

Kororoit Precinct Structure Plan – Amendment C147

Item No.	Section, Page no.	Comment	Recommended Change
		<p>Add a section on Infrastructure Funding:                      This section should detail how the ICP was drafted, what the costings are, and which items are standard ICP items and which are supplementary items.</p> <p>It is noted that Council does not support the approval of the PSP until the costings of the ICP items are known, what the value of the items is known, what the rate of the ICP is, and it is known what will be the standard items and the supplementary items are.</p>	

Item 12.11	Amendment C147 to the Melton Planning Scheme - Kororoit Precinct Structure Plan Council Submission
Appendix 3	Melton City Council Submission to C147 Kororoit Precinct Structure Plan

---

#### 4. Conclusion

In conclusion, Melton City Council officers are generally supportive of the proposed Future Urban Structure Plan which accompanies the amendment documentation, however cannot provide full support of the PSP documentation itself until a number of issues have been resolved. Of particular note are the following:

- Approval of the ICP Ministerial Direction and subsequent preparation of the ICP for the Kororoit PSP;
- An identified mechanism to ensure the development of the precinct occurs in an orderly manner with infrastructure provision to be delivered in appropriate stages;
- Resolution of mechanisms to manage north-south traffic movement in the short to medium term;
- Resolution of the applied zones in residential areas within the precinct;
- Justification for applied zoning within the High Pressure Gas Pipeline Measurement Length; and
- Identification of a trigger and associated commitment from State Government in relation to the Western Highway Pedestrian Crossing.

Council also submits its concern regarding the compensation (or lack thereof) arrangements for land that is identified as being required for Growling Grass Frog habitat.

Council requests that the development of PSP 1080.2 – Kororoit Regional Park, be expedited as a matter of priority to provide certainty about the delivery of infrastructure items required for the residents in PSP 1080.1 (namely the proposed retarding basin and the upgrade of Neale Road.

It should also be noted that Council will not provide full endorsement of the PSP being gazetted until ICP Legislation has been approved and a draft ICP for the Kororoit PSP has been prepared and consulted upon.

Council officers would welcome the opportunity to have further detailed discussion with the Metropolitan Planning Authority and other State agencies required to resolve outstanding issues and finalise the PSP documentation.