

Planning and Environment Act 1987

MELTON PLANNING SCHEME

AMENDMENT C181

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Melton City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of the owner of 87-193 Davis Road, Diggers Rest.

Land affected by the Amendment

The Amendment applies to all land subject to the Diggers Rest Precinct Structure Plan and the Diggers Rest Development Contributions Plan.

What the amendment does

The Amendment proposes to amend the Diggers Rest Precinct Structure Plan and the Diggers Rest Development Contributions Plan to reflect changes to the design of the intersections that link Vineyard Road with the outbound lanes of the Calder Freeway, and reduce the overall cost of these works in the Diggers Rest Development Contributions Plan.

The Amendment makes the following changes to the Melton Planning Scheme:

- Amend Schedule 5 to Clause 37.07 Urban Growth Zone to include a new Future Urban Structure for the Diggers Rest Precinct Structure Plan, and update the names of Government bodies to their current names (Department of Environment and Primary Industries to Department of Environment, Land, Water and Planning, and Growth Areas Authority to the Victorian Planning Authority).
- Amend Schedule 5 to Clause 45.06 Development Contributions Plan to reduce the levies payable by the development.
- Amend the Schedule to Clause 81.01 Incorporated Documents to include the revised *Diggers Rest Precinct Structure Plan, March 2012 (Amended September 2017)* and the revised *Diggers Rest Development Contributions Plan, March 2012 (Amended September 2017)*.

The following changes have been made to the Precinct Structure Plan and the Development Contributions Plan:

- Update the name of Melton Shire Council to Melton City Council;
- Alterations to the road layout to reduce the extent of new construction;
- Reduction in the size of the Calder Freeway / Vineyard Road Interchange, and resulting change that increases the amount of residential area in the Precinct Structure Plan area; and
- Changes to the levies payable by the development for the delivery of infrastructure.

Strategic assessment of the Amendment

Why is the Amendment required?

The proponent has revised the design of the intersections that link Vineyard Road with the outbound lanes of the Calder Freeway in Diggers Rest. The revised designs have reduced the land take and have reduced the overall cost of the intersection works.

The amendment proposes to make changes to the Future Urban Structure in the Diggers Rest Precinct Structure Plan to reflect the revised layout of the intersections, and reduces the levies payable by the development for infrastructure in the Diggers Rest Development Contributions Plan.

The amendment makes changes to the Diggers Rest Precinct Structure Plan, the Diggers Rest Development Contributions Plan, and the corresponding ordinance in the Melton Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The proposed changes to the Diggers Rest Precinct Structure Plan and the Diggers Rest Development Contributions Plan will ensure that the delivery of infrastructure is delivered in a cost effective manner.

This is consistent with the following objectives as set out in Section 4(1) of the Planning and Environment Act 1987:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land;
- (e) To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;
- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- (g) To balance the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The proposed changes to the design of the road works have resulted in a more efficient use of land and makes efficient use of existing road infrastructure, which has resulted in a cost efficient design without compromising road safety or access.

The amendment reduces the cost of infrastructure, which will result in a reduction to the development levies payable in the Diggers Rest Development Contributions Plan.

The proposed changes to the design of the intersections will have no adverse environmental or social impacts.

Does the Amendment address relevant bushfire risk?

There are no bushfire risk considerations relevant to this amendment.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Scheme and Ministerial Direction No. 11 – Strategic Assessment Guidelines.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process has been used in the preparation of this amendment.

The amendment is also consistent with the Ministerial Direction on the Preparation and Content of Development Contributions Plan.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment is consistent with Clause 18.02-4 Management of the Road System which states in its objective *to manage the road system to achieve integration, choice and balance by developing efficient and safe network and making the most of existing infrastructure*. The revised design of the intersections has been assessed by VicRoads and Public Transport Victoria who have both provided support for the revised design.

The amendment is consistent with Clause 19.03-1 Development Contributions Plan which states in its objective to *facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans.*

The amendment revises the costs associated with the provision of infrastructure within the Diggers Rest Development Contributions Plan, to achieve a more cost-effective and land efficient outcome in accordance with the relevant requirements of the *Development Contributions Guidelines, DSE, June 2003 – amended March 2007.*

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment is consistent with the Transport and Movement Objective in Clause 21.03 which states to *develop an efficient and integrated transport infrastructure that allows people choice about how they move within and around the City.*

The amendment is consistent with the following objective in Clause 22.07 Transport and Movement Policy:

- *To provide a transport and movement system which meets the varying needs of the community.*
- *To provide a road network that meets the needs of users at minimal cost to Council, the community and the environment.*

The amendment proposes changes to the approved design of the intersections that link Vineyard Road with the outbound lanes on the Calder Freeway. The revised design has been reviewed by Council's engineers, VicRoads and Public Transport Victoria who all have confirmed that the revised design meets the relevant road and intersection design standards.

The revised design of the road works results in a reduced landtake makes more efficient use of existing infrastructure, which has resulted in cost savings in the development of the new road works.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment meets the form and content requirements of the Victorian Planning Provisions. The amendment makes revisions to the Diggers Rest Precinct Structure Plan and the Diggers Rest Development Contributions Plan and their associated ordinance in the Melton Planning Scheme.

How does the Amendment address the views of any relevant agency?

Representatives from VicRoads, Public Transport Victoria and Melton City Council were consulted in the preparation of the new design of the road works.

VicRoads has provided a letter of support for the proposed road revisions, and has indicated that they support the proposal to reduce the amount of land required for the Calder Freeway / Vineyard Road Interchange and resultant increase in residential land in the Diggers Rest Precinct Structure Plan.

The changes to the documentation have also been prepared in consultation with the Victorian Planning Authority, who have provided in principle support for the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not create a significant impact on the existing transport system as defined by Section 3 of the *Transport Integration Act 2010.*

The amendment will result in some minor changes to the existing Vineyard Road / outbound Calder Freeway interchange, which has been reviewed and supported by VicRoads.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Council have reviewed the cost of the development of the revised design of the Vineyard Road / outbound Calder Freeway interchange and the revisions to the development levies will not result in additional resource or administrative costs to the responsible authority.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Melton Civic Centre
232 High Street
Melton

Caroline Springs Civic Centre / Library
193-201 Caroline Springs Boulevard
Caroline Springs

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 1 March 2018.

A submission must be sent to: Manager City Design, Strategy and Environment, Melton City Council, PO Box 21, Melton VIC 3337

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: to commence in the week of 28 May, 2018
- panel hearing: to commence in the week of 18 June, 2018

MELTON PLANNING SCHEME

28/08/2014
 C158
 Proposed
 C181

SCHEDULE 5 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ5**.

Diggers Rest Precinct Structure Plan

1.0 The plan

27/06/2012
 C121
 Proposed
 C181

Map 1 below shows the future urban structure proposed for the *Diggers Rest Precinct Structure Plan*. It is a reproduction of Plan 2 in the *Diggers Rest Precinct Structure Plan*.

Map 1 to Schedule 5 to Clause 37.07



MELTON PLANNING SCHEME

2.0 Use and development

28/08/2014
C158

2.1 The land

27/06/2012
C121

The use and development provisions specified in this schedule apply to the land as shown within the 'Precinct Boundary' on Map 1 of this schedule and shown as UGZ5 on the planning scheme maps.

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

2.2 Applied zone provisions

01/08/2013
C148

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

Table 1: Applied Zones

Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied zone provisions
Employment	Clause 34.02 - Commercial 2 Zone
Local Town Centre	Clause 34.01 - Commercial 1 Zone
All other land	Clause 32.08 - General Residential Zone

2.3 Specific provisions – Use of land

01/08/2013
C148

The following provisions apply to the use of land. **Table 2: Use**

Use	Requirement
Office	A permit may be granted to use land for an office if the leasable floor area does not exceed 100 square metres.

Table 3: Shop use where the applied zone is Commercial 1 Zone

Use	Requirement
Shop	A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds 6000 square metres.

2.4 Specific provisions – Dwellings on a lot less than 300 square metres

28/08/2014
C158

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

2.5 Specific provisions – Heritage house (HO47) and environs

27/06/2012
C121

Except with the written consent of the Responsible Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works within 100 metres to the south, east or west of the Heritage Place (HO47) until a Conservation Management

MELTON PLANNING SCHEME

Plan has been prepared for the heritage farmhouse and its environs to the satisfaction of the Responsible Authority.

3.0 Application requirements

03/10/2013
C134

If in the opinion of the Responsible Authority an application requirement listed at 3.1, 3.2 or 3.3 is not relevant to the assessment of an application, the Responsible Authority may waive or reduce the requirement.

3.1 Subdivision – residential development

27/06/2012
C121

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

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

- A written statement that sets out how the subdivision implements the incorporated *Diggers Rest Precinct Structure Plan*.
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the Responsible Authority, in accordance with the incorporated *Diggers Rest Precinct Structure Plan*.
- A table setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A Traffic Impact Assessment Report to the satisfaction of the relevant road management authority.

Any application for residential subdivision must be accompanied by:

- Potential bus route and bus stop locations prepared to the satisfaction of the Director of Public Transport.
- An assessment of the existing surface and subsurface drainage conditions on the site by a suitably qualified professional and the potential impacts on the proposed development, including any measures required to mitigate the impacts of the development on groundwater and drainage.

3.2 Public Infrastructure Plan

27/06/2012
C121

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

- what land may be affected or required for the provision of infrastructure works;
- the provision, staging and timing of stormwater drainage works;
- the provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- the landscaping of any land;
- what, if any, infrastructure set out in the *Diggers Rest Development Contributions Plan* is sought to be provided as "works in lieu" subject to the consent of the collecting agency;
- the provision of public open space and land for any community facilities; and
- any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

MELTON PLANNING SCHEME

3.303/10/2013
C134**Diggers Rest Local Town Centre**

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

- A design response report and plans that:
 - address the Local Town Centre Design Requirements, the Local Town Centre General Guidelines in Appendix A and the Local Town Centre Concept in figure 2 of the Diggers Rest Precinct Structure Plan;
 - address any relevant design guidelines prepared by the Victorian Government or the Melton City Council;
 - demonstrate how the proposal relates to existing or approved development in the area;
 - demonstrate site responsive architecture and urban design;
 - demonstrate how the proposal will contribute to the urban character of the Local Town Centre;
 - explain how the proposal responds to feedback received following consultation with relevant infrastructure agencies such as the Department of Transport;
 - include environmental sustainability initiatives including integrated water management and energy conservation;
 - include provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the centre;
 - address the provision of advertising signs;
 - include arrangements for the provision of service areas and for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the centre and adjoining neighbourhoods; and
 - demonstrate how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the centre (including on future upper levels and through future car park redevelopments).
- An overall landscape concept/master plan for the centre including a design of the town square/ public space.

3.427/06/2012
C121**Specific provisions – Public transport referral requirements**

For the purpose of Clause 52.36-1 of the scheme a development is generally in accordance with the *Diggers Rest Precinct Structure Plan* where the following requirements are met:

- A road nominated on *Plan 9 – Public Transport and Walking Trails* in the *Diggers Rest Precinct Structure Plan* as a potential bus route is constructed (including any partial road construction required) in accordance with its corresponding cross section in the *Diggers Rest Precinct Structure Plan*;
- Signalised intersections that contain a proposed Principal Public Transport Network (PPTN) route in the *Diggers Rest Precinct Structure Plan* include bus priority measures to mitigate delays to bus travel times, to the satisfaction of the Director of Public Transport;
- Any roundabouts or other management devices on potential bus routes are constructed to accommodate ultra low floor buses in accordance with the Public Transport Guidelines for Land Use and Development; and
- The proposal includes the construction of bus stops in locations approved by the Director of Public Transport including bus stop hard stands with direct and safe

MELTON PLANNING SCHEME

pedestrian access to a pedestrian path (all in accordance with the Public Transport Guidelines for Land Use and Development and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2001) at no cost to the Director of Public Transport all to the satisfaction of the Director of Public Transport.

A responsible authority may address any of the above matters through planning permit conditions.

4.0 Conditions and requirements for permits

28/08/2014
C158

4.1 General requirements

27/06/2012
C121

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Diggers Rest Precinct Structure Plan* and the *Diggers Rest Native Vegetation Precinct Plan* are implemented as part of the planning permit or the plans endorsed under the permit.

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

03/10/2013
C134

Land required for community facilities, as set out in the *Diggers Rest Precinct Structure Plan* or the *Diggers Rest Development Contributions Plan* must be transferred to or vested in Council at no cost to Council unless the land is funded by the *Diggers Rest Development Contributions Plan*.

Land required for public open space such as a local or district park set out in the *Diggers Rest Precinct Structure Plan* or the *Diggers Rest Development Contributions Plan* must be transferred to or vested in Council at no cost to Council unless funded by the *Diggers Rest Development Contributions Plan*.

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

Land required for a community facility, road or public open space must be shown on a Plan of Certification as a reserve in favour of Melton City Council or another relevant agency.

4.3 Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres

28/08/2014
C158

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

Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme; and

The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the Responsible Authority

4.4 Local town centre

01/08/2013
C148

The boundary of a local town centre with the applied Commercial 1 Zone must be identified on the plan of subdivision to the satisfaction of the Responsible Authority.

MELTON PLANNING SCHEME

4.501/08/2013
C148**Employment**

The boundary of the employment area with the applied Commercial 2 Zone must be identified on a plan of subdivision to the satisfaction of the Responsible Authority.

4.627/06/2012
C121**Conditions for subdivision and/ or development - 2-188 Davis Road, Diggers Rest (Lot 1 PS 302333 & Lot 4 LP6069), 62-144 Diggers Rest-Coimadai Road, Diggers Rest (Lot 1 PS315836 & Part of Lot 2 617724k) & 107-207 Plumpton Road, Diggers Rest (Lot 1 TP61801) – Environmental Site Assessment**

Prior to the issue of a Statement of Compliance for a Plan of Subdivision under the Subdivision Act 1988, further testing in accordance with the recommendations of the *Future Diggers Rest Precinct Structure Plan, Diggers Rest, Phase 1 Environmental Site Assessment* (Golder Associates 2010) prepared for the property must be carried out to the satisfaction of the Responsible Authority. Upon completion of the testing the landowner must submit the results and comply with any additional requirements to the satisfaction of the Responsible Authority, having regard to the guidance set out in the General Practice Note on Potentially Contaminated Land June 2005 (DSE).

4.7-/-/-/-/
Proposed
C181**Biodiversity****Eastern Grey Kangaroos**

Prior to the commencement of any works in a stage of subdivision of land an Eastern Grey Kangaroo Management Plan must be submitted for approval to the Department of Environment, [Land, Water and Planning](#) and ~~Primary Industries~~. The plan must include:

- Strategies (e.g. staging) to avoid land locking Eastern Grey Kangaroos, or where this is not practicable, management solutions and action to respond to their containment in an area with no reasonable likelihood of their continued safe existence
- The subdivision and associated works must implement the Eastern Grey Kangaroo Management Plan in the timeframes set out in the plan by:
 - Proceeding in the order of stages as shown on the plan; and
 - Implementing the management solutions and actions of the Plan;

all to the satisfaction of the Department of Environment, [Land, Water and Planning](#), ~~and Primary Industries~~ and the responsible authority.

Golden Sun Moth

Any permit which would allow subdivision, buildings or works that will impact on an area identified on the Threatened Species Action Plan in the *Diggers Rest Precinct Structure Plan* as Golden Sun Moth habitat must contain the following condition unless otherwise agreed to in writing by the Department of Environment, [Land, Water and Planning](#) and ~~Primary Industries~~.

- Prior to the commencement of any buildings or works or the removal of any vegetation, offsets for Golden Sun Moth habitat on the land must be provided to the satisfaction of the Secretary of the Department of Environment, [Land, Water and Planning](#) and ~~Primary Industries~~.

Striped Legless Lizard

Any permit which would allow subdivision, buildings or works that will impact on an area of land identified as potential Striped Legless Lizard habitat on the Threatened Species Action Plan in the *Diggers Rest Precinct Structure Plan* must contain the following

MELTON PLANNING SCHEME

condition unless otherwise agreed to in writing by the Department of Environment, [Land, Water and Planning](#) and [Primary Industries](#):

The specifications and requirements contained in the documents known as:

- The Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach (DSE 2011); and
- Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan (DSE 2011);

must be complied with to the satisfaction of the Secretary of the Department of Environment, [Land, Water and Planning](#) and [Primary Industries](#).

5.0 Advertising signs

27/06/2012
C121

Land is in the category specified in the applied zone.

5.1 Land and home sales signs

27/06/2012
C121

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

- The advertisement area for each sign does not exceed 10 square metres.
- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage.
- The sign is not animated, scrolling, electronic or internally illuminated sign.
- The sign is not displayed longer than 21 days after the sale (not settlement) of the last lot.
- The sign is setback a minimum of 750mm from the property boundary.

5.2 Education and community facility promotion signs

27/06/2012
C121

Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an advertising sign that promotes an educational centre on the land identified as education, community and indoor recreation or active open space on Map 1 to this schedule.

6.0 Referral of applications

Proposed
C181

An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a local town centre must be referred in accordance with section 55 of the Act to the [Growth Areas Victorian Planning Authority](#).

7.0 No exemption from notice and review

01/08/2013
C148

An application to use land for a purpose identified in the Table 2 at section 2.3 of this Schedule, on land where the applied zone is General Residential Zone, is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

MELTON PLANNING SCHEME

09/11/2017
GC75
Proposed
C181

SCHEDULE 5 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO5**.

DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

27/08/2012
C121

All land within the Diggers Rest Precinct Structure Plan area as shown on the Planning Scheme Maps as DCPO5.

2.0 Summary of costs

09/11/2017
GC75
Proposed
C181

All Infrastructure

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads, Bridges, Intersections	32,247,989.25 941,503	Refer to DCP	31,800,390.25.4 93,904	98.99%
Active Recreation	31,903,000	Refer to DCP	22,710,000	71%
Community Facilities	7,558,000	Refer to DCP	7,558,000	100%
TOTAL	71,708,989.65, 402,503		62,068,390.55.7 61,904	87.85%

Facility	LEVIES PAYABLE BY THE DEVELOPMENT				
	Development Infrastructure		Community infrastructure	All infrastructure	
	Residential	Employment		Residential development per NDA	Employment development per NDA
Roads & Intersections	\$102,258.64 81,499.65	\$102,258.64.81 .499.65	-	\$102,258.64.81, 499.65	\$102,258.64.81 .499.65
Active Recreation	\$80,119.957 9,606.00	-	\$1,150 per dwelling	\$80,119.95	-
Community Facilities	\$26,664.342 6,493.27	-	-	\$26,664.31	-
TOTAL	\$209,042.90 187,598.92	\$102,258.64.81 .499.65	\$1,150 per dwelling	\$209,042.90.187 .598.92 plus	\$102,258.64.81 .499.65

3.0 Summary of contributions

09/11/2017
GC75

MELTON PLANNING SCHEME

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as publicised in the latest edition of Rawlinsons Australian Construction Handbook on 1st January and 1st July each year.

The land values for each infrastructure item, where applicable, will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuer.

The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP.

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

4.0 Land or development excluded from development contributions plan

27/08/2012
C121

Land required for the following as set out in the Diggers Rest Precinct Structure Plan is excluded from the Net Developable Area:

- Arterial roads, community facilities, government and non government schools.
- Encumbered land
- Active and passive open space.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details

MELTON PLANNING SCHEME

09/11/2017
GC75

**SCHEDULE TO CLAUSE 81.01 TABLE OF DOCUMENTS
INCORPORATED IN THIS SCHEME**

1.0

Incorporated documents

09/11/2017
GC75
~~Proposed~~
C181

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat Line Upgrade Incorporated Document, September 2017	GC69
Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012	C125
Caroline Springs Town Centre Comprehensive Development Plan August 2000	C14
Chartwell Restructure Allotment Plan (August 1992)	NPS1
Conditions for use of Lots 1&2 LP30733K, Plumpton Road for rock crushing	C9
Conditions for use of south-west corner of Greigs Road and Mount Cottrell Road, Melton, Crown Portions 1 and 2, Section 11, Parish of Pywhetjorok for Extractive Industry	C13
Design and Siting Guidelines for Rural Zones, Melton Shire Council, 1996	NPS1
Diggers Rest Development Contributions Plan, March 2012 (Amended September 2017 June 2017)	GC75 C181
Diggers Rest Native Vegetation Precinct Plan, March 2012 (Amended September 2017)	C124 C181
Diggers Rest Precinct Structure Plan, March 2012	C121
Eynesbury Station Incorporated Plan, September 2001	C20
Eynesbury Township Stages 5, 6 and 13 Native Vegetation Removal and Offset Requirements, May 2017	C176
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC17
Guidelines for the Preparation of Environmental Management Plans in Melton's Rural Areas, Melton Shire Council, 1996	NPS1
HO110 Kerr Farm Site 1780-1882 Boundary Road, Mt Cottrell Incorporated Plan (2009)	C71
HO112 65-543 Greigs Road, Truganina Incorporated Plan (2009)	C71
Melton Cemetery Incorporated Plan (2008)	C73
Melton Dry Stone Wall Study Volume 3 – Statements of Significance, February 2016	C100
Melton North Precinct Structure Plan Development Contributions Plan, May 2010 (Amended June 2017)	GC75
Melton North Precinct Structure Plan, May 2010	C83
Melton Tourist Precinct Local Area Development Plan – February 1998	C4
Mount Cottrell Class A Recycled Water Storage Facility, Incorporated Document, March 2015	C138
Mt Atkinson & Tarneit Plains Metropolitan Greenfield Growth Area Standard Levy Infrastructure Contributions Plan, July 2017	C183
Mt Atkinson & Tarneit Plains Precinct Structure Plan, June 2017	C162
Outer Suburban Arterial Roads - Western Package Incorporated	GC74

MELTON PLANNING SCHEME

Name of document	Introduced by:
Document, June 2017	
Palmers Road and Robinsons Road Upgrade (Sayers Road to Western Freeway, Truganina) Incorporated Document, July 2012	C81
Palmers Road Upgrade Project (Western Freeway to Calder Freeway) Incorporated Document, June 2017	C187
Paynes Road Precinct Structure Plan, February 2016	C161
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Regional Fast Rail Project, Integrated Approval Requirements, December 2002	VC17
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Fibre Optic Project, Integrated Approval Requirements (August 2003)	C40
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Regional Fast Rail Project, Integrated Approval Requirements (August 2003)	C40
RDAV Rockbank Facility Incorporated Document, July 2013	C151
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Regional Rail Link Project Section 2 Incorporated Document, March 2015	GC26
Robinsons Road Employment Area South Native Vegetation Precinct Plan, February 2011	C65
Rockbank Development Contributions Plan, August 2016	C145
Rockbank Precinct Structure Plan, August 2016	C145
Rockbank North Development Contributions Plan, March 2012	C120
Rockbank North Native Vegetation Precinct Plan, March 2012	C120
Rockbank North Precinct Structure Plan, March 2012	C120
Shire of Melton Heritage Study Stage 2: Volume 6- Statements of Significance, March 2009	C71
Small Lot Housing Code, August 2014	GC22
Statement of Significance – 161 Bulmans Road, Melton West, May 2011	C113
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	C128
Sunbury Electrification Project Incorporated Document February 2010	C96
Taylors Hill West Precinct Structure Plan (including the Taylors Hill West Native Vegetation Precinct Plan) May 2010 (Amended December 2016)	C178
Taylors Hill West Development Contributions Plan, July 2010 (Amended June 2017)	GC75
Toolern Park Precinct Structure Plan, August 2014	C122
Toolern Park Development Contributions Plan, August 2014 (Amended June 2017)	GC75
Toolern Precinct Structure Plan (including Toolern Native Vegetation Precinct Plan), July 2011 (Amended December 2015)	C161
Toolern Development Contributions Plan, July 2011 (Amended December 2015)	C161
Water for a Growing West Project Incorporated Document, July 2014	GC18
Western Highway Realignment (Melton to Bacchus Marsh) Incorporated Document, December 2009	C94

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