

## MINUTES OF THE ORDINARY MEETING OF COUNCIL

15 DECEMBER 2015

**11.17 AMENDMENT C172 TO THE MELTON PLANNING SCHEME - AMENDMENT TO THE TOOLERN PRECINCT STRUCTURE PLAN**

**Author: Laura-Jo Mellan- Manager City Design, Strategy & Environment**  
**Presenter: Kelly Archibald- Acting Manager City Design, Strategy & Environment**

**PURPOSE OF REPORT**

To consider the preparation and exhibition of Amendment C172 to the Melton Planning Scheme to amend the approved Toolern Precinct Structure Plan and associated documentation.

**RECOMMENDATION:**

That Council:

1. Seek authorisation to prepare a Planning Scheme Amendment from the Minister for Planning.
2. Upon receiving authorisation, exhibit the Amendment in accordance with the Planning and Environment Act 1987.

Crs Ramsey/Turner. That the recommendation be adopted.

CARRIED

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**REPORT****1. Executive Summary**

At the Ordinary Council meeting of 13 October 2015 Council resolved to write to the MPA providing conditional support for 'C162 Paynes Road Precinct Structure Plan (PSP)' to be undertaken as a Ministerial Amendment under s20(4) of the Planning & Environment Act 1987 subject to the issues in this report being resolved to the satisfaction of the General Manager Planning & Development.

Council officers have been working with the MPA to resolve all outstanding submissions including those of other state agencies. As part of the submission process Public Transport Victoria (PTV) advised MPA that they seek to establish the future Paynes Road station as a 'park and ride' destination within the rail network that will necessitate a minimum of 1,000 car spaces. PTV has requested that sufficient land area be secured within the precinct to accommodate these facilities.

Part of the proposed station is within the approved Toolern PSP area. The Toolern PSP was approved in 2010 and at this time a train station at Paynes Road was not anticipated and as a result is not identified in the Toolern PSP. As a result, an amendment to the Melton Planning Scheme is required to facilitate the development of the future Paynes Road Station.

**2. Background/Issues**

The Metropolitan Planning Authority (MPA) released Amendment C161 to introduce the Paynes Road Precinct Structure Plan (PSP) into the Melton Planning Scheme.

The amendment was out for public comment from 1 July 2015 to 3 August 2015 and at the Ordinary Meeting of Council 11 August 2015, Council endorsed 'C161 Paynes Road Precinct Structure Plan Submission by Melton City Council' and submitted it to the MPA for consideration. At the Ordinary Council meeting of 13 October 2015 Council response to

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write to the MPA for the conditional support of a Ministerial Amendment under s20(4) of the Planning & Environment Act 1987 subject to the issues in this report being resolved to the satisfaction of the General Manager Planning & Development.

Council officers have been working with the MPA to resolve all outstanding submissions including those of other state agencies. As part of the submission process Public Transport Victoria (PTV) advised MPA that they seek to establish the future Paynes Road station as a 'park and ride' destination within the rail network that will necessitate a minimum of 1,000 car spaces. PTV has requested that sufficient land area be secured within the precinct to accommodate these facilities.

Council have been supportive of the identification of land for a future station as part of the Paynes Road PSP and in meetings held between the MPA, PTV and Council officers it is generally agreed that the future station should be located midway between Mt Cottrell Road and Paynes Road, as described in the West Growth Corridor Plan.

In subsequent discussions held between the MPA, PTV and Council officers to consider the impacts of the station being identified as a 'park and ride' destination, it was generally agreed that provision of car parking facilities to provide 500 spaces should be split north and south of the rail corridor. It is considered that this minimise traffic impacts on the local road network and maximise station access to future residents (**Appendix 1**).

The northern component of the proposed train station has been identified through the Paynes Road PSP and is being dealt with through Amendment C162 as part of the PSP process and would not form part of Amendment C172.

However, the southern component of the future station is within the approved Toolern Precinct Structure Plan area. The Toolern PSP was approved in 2010 and at this time a train station at Paynes Road was not anticipated and as a result is not identified or discussed in the Toolern PSP or associated documentation, including the Future Urban Structure (**Appendix 2**). As a result, an amendment to the Melton Planning Scheme is required to facilitate the development of the future Paynes Road Station as outlined above.

The proposed amendment C172 would:

- Update the Toolern Precinct Structure Plan to identify the land for the future train station and include changes to all relevant plans and any Requirements and Guidelines which are required to facilitate the future development of the train station.
- Update the Toolern Precinct Structure Plan to provide clearer guidance on noise attenuation requirements along the rail corridor.
- Update the Toolern PSP and associated documents to facilitate the development of the grade separation at Mount Cottrell Road.
- Update the Toolern Development Contributions Plan to reflect the inclusion of land for Paynes Road Station if required.
- Update UGZ Schedule 3 to reflect the changes to the Toolern PSP and DCP.

Further consultation with MPA will occur prior to Council formally seeking authorisation from the Minister for Planning for Amendment C172 to discuss the format of the proposed amendment documentation.

### 3. Council Plan Reference and Policy Reference

The Melton City Council 2013-2017 Council Plan references:

1. Managing our Growth: A clear vision to connect and develop a sustainable City

1.1 Strategically plan for a well designed and built City

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Council officer time and resources are involved in the preparation, exhibition and adoption of the amendment and statutory fees are required to be paid by Council as the Responsible Authority which are within Council's recurrent budget.

**5. Consultation/Public Submissions**

The Exhibition of Amendment C172 will provide an opportunity for those affected or who have an interest in the proposed amendment to put in a formal submission to the process. Amendment C172 would be on public exhibition for a period of four weeks and notice would be given:

- To land owners and Government bodies, who may be directly affected by the amendment.
- In a local newspaper circulating in the area, on Council's website, and in the Victorian Government Gazette.

Following the Exhibition period, Council officers would review all submissions received and seek to work with submitters to resolve the issues raised. If the submissions cannot be resolved, Council officers would prepare a report to Council recommending that a request be made for an independent Planning Panel to be convened to hear the submissions.

**6. Risk Analysis**

Should Council choose to not initiate this Amendment the Toolern Precinct Structure Plan and associated documents would not allocate land to facilitate the future development of Paynes Road Station which may have an impact on the delivery of the station.

**7. Options**

Council can resolve to either:

1. seek authorisation to prepare and exhibit Amendment C172 for the prescribed period
2. not proceed with the amendment.

**LIST OF APPENDICES**

1. Future Paynes Road Station Concept Plan
2. Approved Toolern Future Urban Structure Plan

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Appendix 1

Future Paynes Road Station Concept Plan



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Appendix 2

Approved Toolern Future Urban Structure Plan

