

Matthew Milbourne

From: [REDACTED]
Sent: Thursday, 16 May 2024 4:23 PM
To: City Support; Matthew Milbourne
Cc: [REDACTED]
Subject: Submission to \ Melton Amendment C232melt Toolern Precinct Structure Plan PSP 31 from Melbourne Archdiocese Catholic Schools (MACS)
Attachments: MACS Submission to Melton City Council Amendment C232melt Toolern PSP May 2024.docx

Dear Matthew,

Thank you for the opportunity to provide input to the above Amendment.

Please find attached a copy of MACS' submission.

Do not hesitate to contact me should you require any clarification.

Regards

[REDACTED]
Senior Planning Officer, Planning, Property and Capital Funding



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(My Work days are Mon. Tues. Wed. Fri.)

I acknowledge the Traditional Owners and Custodians of this land, and I pay my respects to Elders past, present and emerging

We've rebranded.

Lighting their path

VPA STANDARD APPROACH FOR NON GOVERNMENT SCHOOL SITES IN PRECINCT STRUCTURE PLANS

The following table outlines the standard approach currently taken by the Victorian Planning Authority (VPA) when Precinct Structure Plans (PSPs) show strategically justified non-government school sites.

Note: This approach may vary over time and/or to reflect the individual characteristics of a Precinct Structure Plan.

Section	Approach	MACS Response in Context of Am C232melt
Background Report	Background Reports will note a situation where a relevant school provider or education sector (for example, the Catholic education sector, or the independent schools sector) has provided strategic justification for the provision of any relevant non-government school sites that are shown in a PSP.	Unnecessary to include as the PSP identifies Catholic Education as the Lead Agency and sites are designated as “Potential Non-Government school (Catholic)”
Future Urban Structure Plan	The Future Urban Structure Plan (FUS) will show sites that have been strategically justified for non-government schools as “potential non-government school” or “existing non-government school”, as appropriate. A hatched overlay will be used, with the underlying land use showing through. The Future Urban Structure will show the type of school on each site (i.e. Primary, Secondary, Special Needs etc.), as appropriate.	MACS is happy with the annotation on the PSP maps to identify strategically justified Catholic Schools as “Potential Non-Government school (Catholic)”.
Vision & Objectives	The following Objectives will be included in PSPs: <i>Provide for non-government school site(s) to meet a strategically justified need for non-government education in the area.</i>	Amend Section 3 Vision and Urban Structure of the Toolern Precinct Structure Plan to include a statement to: <i>Provide for non-government school site(s) to meet a strategically justified need for non-government education in the area.</i>
	The following Requirements will be included in PSPs:	

Section	Approach	MACS Response in Context of Am C232melt
Requirements	<p><i>Where the Responsible Authority is satisfied that land shown as a non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the zone / applied zone.</i></p> <p>(Note: The following additional guidance on how the Responsible Authority will exercise its discretion may be considered for inclusion in PSPs.)</p> <p><i>In order to satisfy the Responsible Authority that a site is unlikely to be used for a school, it is necessary to demonstrate that:</i></p> <ul style="list-style-type: none"> • <i>The application for an alternative use is not premature having regard to the extent of development in the surrounding residential area; and</i> • <i>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</i> • <i>The landowner provides the responsible authority with evidence that:</i> <ul style="list-style-type: none"> – <i>Genuine negotiations have been had with a range of educational providers regarding the use of the site as a school and the sale of the site to the educational provider/s; and</i> – <i>The educational provider(s), do not intend to purchase the site, and use the site as a school.</i> 	<p>Melbourne Archdiocese Catholic Schools (MACS) requests that this requirement is included given that the site designated in Hub 4 for a Catholic school has not yet been purchased.</p>
	<p><i>Schools and community facilities must be designed to front, and be directly accessed from a public street with car parks located away from the main entry.</i></p>	<p>This requirement does not appear to be included</p>
	<p><i>Any connector road or access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the Responsible Authority.</i></p>	<p>This requirement does not appear to be included</p>
Guidelines	<p>The following Guidelines will be included in PSPs:</p>	<p>Consider including the following Guidelines in Section 4.4 of the PSP</p>
	<p><i>Schools should be provided with three street frontages where practicable.</i></p>	<p>Does not appear to be included</p>
	<p><i>The location of key entries to schools and community facilities should allow for activation of the street and safe and convenient pedestrian and cyclist access for all ages and abilities.</i></p>	<p>This is addressed in Section 4.4.3 14th bullet point of PSP</p>
	<p><i>Community facilities, schools, and sports fields which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.</i></p>	<p>This is addressed in Section 4.4.3 fifth and 12th bullet point of PSP</p>
<p><i>Any educational, community, or civic infrastructure not shown on the Future Urban Structure Plan should be located within or proximate to any town centre or community hub / the local convenience centre or council community building, as appropriate.</i></p>	<p>This is addressed in Section 4.4.3 11th bullet point of PSP</p>	

Section	Approach	MACS Response in Context of Am C232melt
<p>Precinct Infrastructure Plan (PIP)</p>	<p>Where the strategic justification for the provision of a non-government school site has been demonstrated the PIP will identify the relevant site as being delivered by a non-government provider.</p> <p>The non-government school provider does not have to own the site already, and may not proceed to secure the site. The option remains for the site to be developed by other providers.</p>	<p>Pages 18 and 19 of PSP identify that a total of 15.49 hectares are set aside for non-government Catholic schools.</p> <p>Precinct 1 Hub 2 Property id 146 (3 ha)</p> <p>Precinct 3 Hub 4 Property id 77, 78, 81 (0.75 ha + 1.46 ha + 0.35 ha = 2.56 ha)</p> <p>Property 35 and 36 (9.51 ha + 0.42 ha = 9.93 ha)</p>
<p>Land Use Budget</p>	<p>Non-government school sites that are shown in a Greenfield PSP will be excluded from the Net Developable Area (NDA).</p> <p>This approach will also be applied where ancillary uses (such as places of worship, child care centres, kindergartens, and community facilities) are totally integrated within the school development.</p>	<p>The Land Use Budget Table at Page 19 of the PSP identifies that 15.49 hectares are excluded from the net developable area for non-government school purposes</p>
	<p>In Greenfields, statutory provisions will be used to remove the need for a planning permit to use non-government school sites for the purpose of a school by including the following specific provisions in the schedule to the Urban Growth Zone:</p>	

Statutory Provisions

Specific provisions – Use of land within the applied Residential Zone

The following provisions apply to the use of land where a Residential Zone is applied by this Schedule.

Table 2: Use

USE	CONDITION
Primary school	<i>A permit is not required to use land for a Primary school on land shown as Potential Non Government Primary School / Potential Non Government P-12 School.</i>
Secondary school	<i>A permit is not required to use land for a Secondary school on land shown as Potential Non Government Secondary School / Potential Non Government P-12 School.</i>

Schedule 3 to Clause 37.07 has been amended to make non-government schools a Section one Use if accommodated on land shown as 'Potential Non-Government School' in the Toolern PSP.

Indications are that a planning permit for Building and Works are not required. The Planning report at Section 2.5 stipulates that a planning permit is required for Buildings and Works associated with a school. This is an anomaly that requires to be addressed.

Planning report:

Section 2.5 Specific provisions – Buildings and works for a school

Introduction of a new provision that *a permit is required to construct or carry out works associated with a primary school or secondary school on land shown as a Potential Non-Government School unless exempt under Clauses 62.02-1 and 62.02-2.* This provision is used in other schedules to the Urban Growth Zone in the Melton Planning Scheme.

Section	Approach	MACS Response in Context of Am C232melt
<p>Infrastructure Contribution Plans (ICPs)</p> <p>&</p> <p>Development Contribution Plans (DCPs)</p>	<p>The following text will be used in all DCPs:</p> <p>SCHOOLS</p> <p><i>The development of land for a non-government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under this Development Contribution Plan.</i></p> <p>LAND USES EXEMPT FROM CONTRIBUTIONS</p> <p><i>Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay to the Collecting Agency the development infrastructure levy and where applicable, the community infrastructure levy in accordance with the relevant plan.</i></p>	<p>Clause 4 of Schedule 3 to Clause 45.06 Development Contributions Plan Overlay (DCPO3) under the heading Land or development excluded from development contributions plan at bullet point 2 the “<i>Use and development for a non-government school.</i>”</p> <p>Section 2.1.2 Net Developable Area (NDA) in the DCP stipulates that schools are exempt for the NDA. Summary Land Use Table at page 23 is consistent with the PSP</p>
<p>Other Matters</p> <p>Lead Agency Status</p>		<p>MACS welcomes the retention of <i>Catholic Education Melbourne</i> as the Lead Agency for three school sites. Considering the more recent name change for the organisation would consideration be given to amend the title to Melbourne Archdiocese Catholic Schools.</p>
<p>Submission made in April 2022</p>		<p>Refer to separate table below</p>

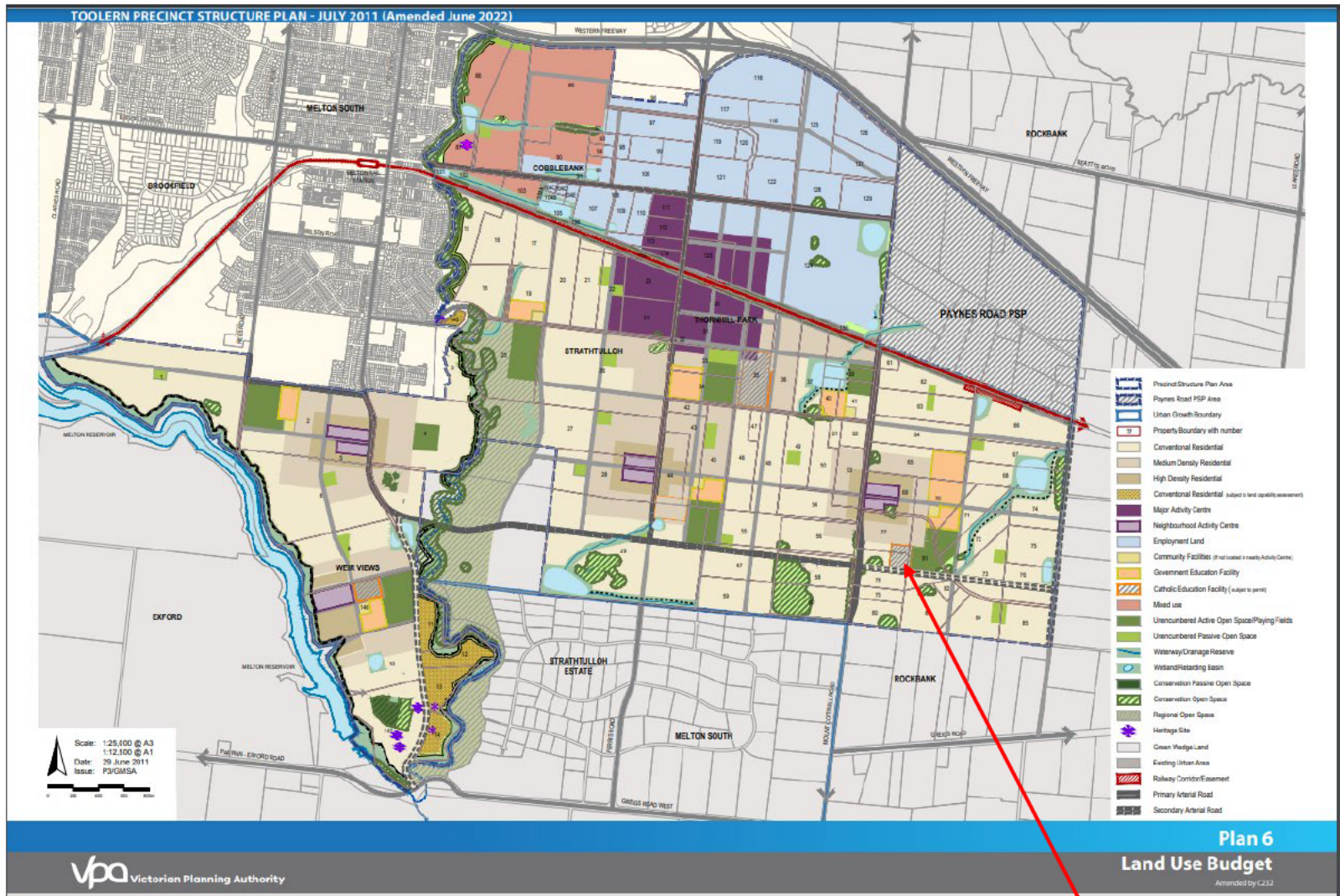
Submitter	Document & Page No.	Submission Summary	Council Response	Recommended Change	MACS comments AMC232Melt May 2024
Melbourne Archdiocese Catholic Schools (MACS) Submission April 2022	Toolern PSP	<p>It appears that there is a discrepancy in the Amended 2022 version of the PSP, Document 18, where Table 8: Community Facilities table incorrectly identifies an area of 9.8 hectares instead of 9.93 hectares for the schools P2 and S1 in Hub 7.</p> <p><i>Table 1 Summary land use budget</i> within the DCP, document 23, allocates a total of 15.49 hectares for Catholic schools.</p> <p>Similarly, <i>Table 2 –Property Specific land use Budgets</i> identifies a total of 15.49 hectares of which 9.93 hectares is allocated to hub 7 for a Catholic primary and secondary school.</p>	<p>Agreed.</p> <p>Table 8 in the Toolern PSP incorrectly identified the Non- Government Primary and Secondary School site as 9.89 Ha when it should be 9.93 Ha.</p>	<p>Change Table 8 in the Toolern PSP to state the Non- Government Primary and Secondary School site in Community Hub 7 should be 9.93 Ha in size.</p>	Satisfied by Amendment as exhibited
	Toolern PSP	<p>MACS is satisfied with the Toolern PSP Table 11 Infrastructure and Services identifying Catholic Education as the lead agency for the delivery of the identified schools, document 18 (pages 97-104). This will provide MACS with more certainty of tenure.</p> <p>Removal of the designation of “Catholic Education Facility” poses a threat that the sites can be purchased by other providers. More certainty is provided if the original annotation can be retained. In light of the VPA’s approach to identify strategically justified Catholic school sites as “Potential non-government School “ it becomes even more imperative that the Background report provides a statement on the number and type of Catholic schools that have been strategically justified for the PSP.</p> <p>It is requested that prior to formalising the site area, configuration and dimensions of the non-government school sites that MACS is consulted to ensure that the site alignment accords with the land as purchased by MACS.</p>	<p>The planning report that will accompany the planning scheme amendment will be amended to identify that three Catholic primary schools and one Catholic secondary school has been strategically justified for the PSP.</p> <p>It is noted that of the four schools MACS have already acquired three of the school sites:</p> <ul style="list-style-type: none"> • The non-government primary school site in Community Hub 2 that opened in 2022 • The non-government primary school site in Community Hub 7 • The non-government secondary school site in Community Hub 7 – under construction – opening in 2023 <p>Given the current PSP identifies the non-government schools as Catholic schools it is reasonable to continue to identify them as Catholic schools.</p>	<p>Make the following change to Table 8 in the Toolern PSP:</p> <ul style="list-style-type: none"> • Change the descriptions of <i>Potential Non-Government Schools</i> to <i>Potential Non-Government (Catholic) Schools</i>. <p>Make the following change to the Planning Report:</p> <ul style="list-style-type: none"> • Add the following paragraph to the <i>Community and Recreation Infrastructure Review</i> section: <p><i>Planning work undertaken by the Melbourne Archdiocese Catholic Schools has strategically justified the need for three Catholic Primary School sites and one Catholic Secondary School in the Toolern PSP area.</i></p>	<p>Satisfied by Amendment as exhibited</p> <p>The following paragraph has not been added:</p> <p><i>Planning work undertaken by the Melbourne Archdiocese Catholic Schools has strategically justified the need for three Catholic Primary School sites and one Catholic Secondary School in the Toolern PSP area.</i></p>
	Toolern DCP	<p>MACS is supportive of the changes within the Amended 2022 Toolern Development Contributions Plan, document 23, to exempt non-government schools from development contributions.</p>	<p>Noted.</p>	<p>No change required.</p>	Satisfied by Amendment as exhibited

	Toolern DCP	<p>It is noted that table 1 <i>Summary land use budget</i> and Table 2- <i>Property Specific Land Use Budgets</i>, document 23, allocate provision for non-government schools under the heading "Other". It is not included in the category of <i>Education or Community Facilities</i>, which is considered the most appropriate. Catholic schools form an integral part of the whole in education delivery for the State. Accordingly, a separate heading for Non-Government Education immediately after the Government Education section is considered more appropriate.</p>	<p>The land use categories identified in the Toolern DCP do not match the categories found in contemporary DCPs and ICP.</p> <p>It is difficult to move columns in the current DCP.</p> <p>Whilst it is not ideal for the Non-Government Schools to be listed in the 'Other' category rather than in 'Community' category, it does not diminish the role that Catholic Schools play in the community.</p> <p>It is recommended that the Non-Government School column in the DCP remain under the 'Other' category.</p>	No change recommended.	Accepted
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Submitter	Document & Page No.	Submission Summary	Council Response	Recommended Change	
	Toolern DCP Section 1.4.2	<p>Planning permit conditions requiring infrastructure works outside a school site must be fair and reasonable and take into account that the broader community, and not only the school community, will benefit from its installation. Planning permit conditions must also meet the established and adopted planning principles of equity and nexus and meet the tests established in the Eddie Barron VCAT case. <i>Eddie Barron Constructions Pty Ltd v Shire of Pakenham & Anor [1990] 6 AATR 10</i></p> <p>It is submitted that consideration should be given to establish a protocol for Council to discuss with MACS proposed permit conditions requiring the school to make contributions to infrastructure outside the school site, before such conditions are imposed on a planning permit.</p> <p>Where a non-Government school provider is required to construct infrastructure ahead of other development within the DCP/ICP area and it relates to an item funded by the DCP, provision is to be made for reimbursement when contribution funds become available. The most appropriate mechanism for triggering this reimbursement should be discussed with the non-government school provider before the grant of a planning permit.</p>	<p>Noted.</p> <p>Council has forwarded this submission to Council's Major Developments Unit who are responsible for the consideration of planning permit applications in areas subject to the Urban Growth Zone.</p>	No change recommended.	Accepted
	Schedule to the UGZ	MACS is supportive of the changes introduced to schedule 3 of clause 37.07 Urban Growth Zone, outlined in document 25, exempting a primary school and a secondary school from requiring a use permit.	Noted.	No change required.	Satisfied by Amendment as exhibited
	Schedule to the DCPO	Similarly, MACS is supportive of the changes introduced to schedule 3 of clause 45.06 Development Contributions Plan Overlay, outlined in document 26, exempting <i>Use and development for a non-government school</i> from development contributions.	Noted.	No change required.	Satisfied by Amendment as exhibited
	Rockbank PSP	Recent events has seen the designated non-government school within the Rockbank PSP and DCP strategically justified or a Catholic primary school purchased by an alternative Independent Education provider. This has resulted in a shortfall of Catholic school provision in the area. We request that an alternate site for a Catholic school within the Rockbank PSP and DCP is identified with the review to make up for this shortfall.	<p>Noted.</p> <p>The Toolern PSP and DCP documents are being amended to include transport projects that are identified in the Rockbank PSP and are apportioned to the Toolern DCP.</p> <p>The content of the Rockbank PSP is outside the scope of this project.</p> <p>At this stage Council has no plans to review the content of the Rockbank PSP or its DCP.</p>	No change recommended.	Accepted

Amended by C32 Table 1: Summary Land Use Budget

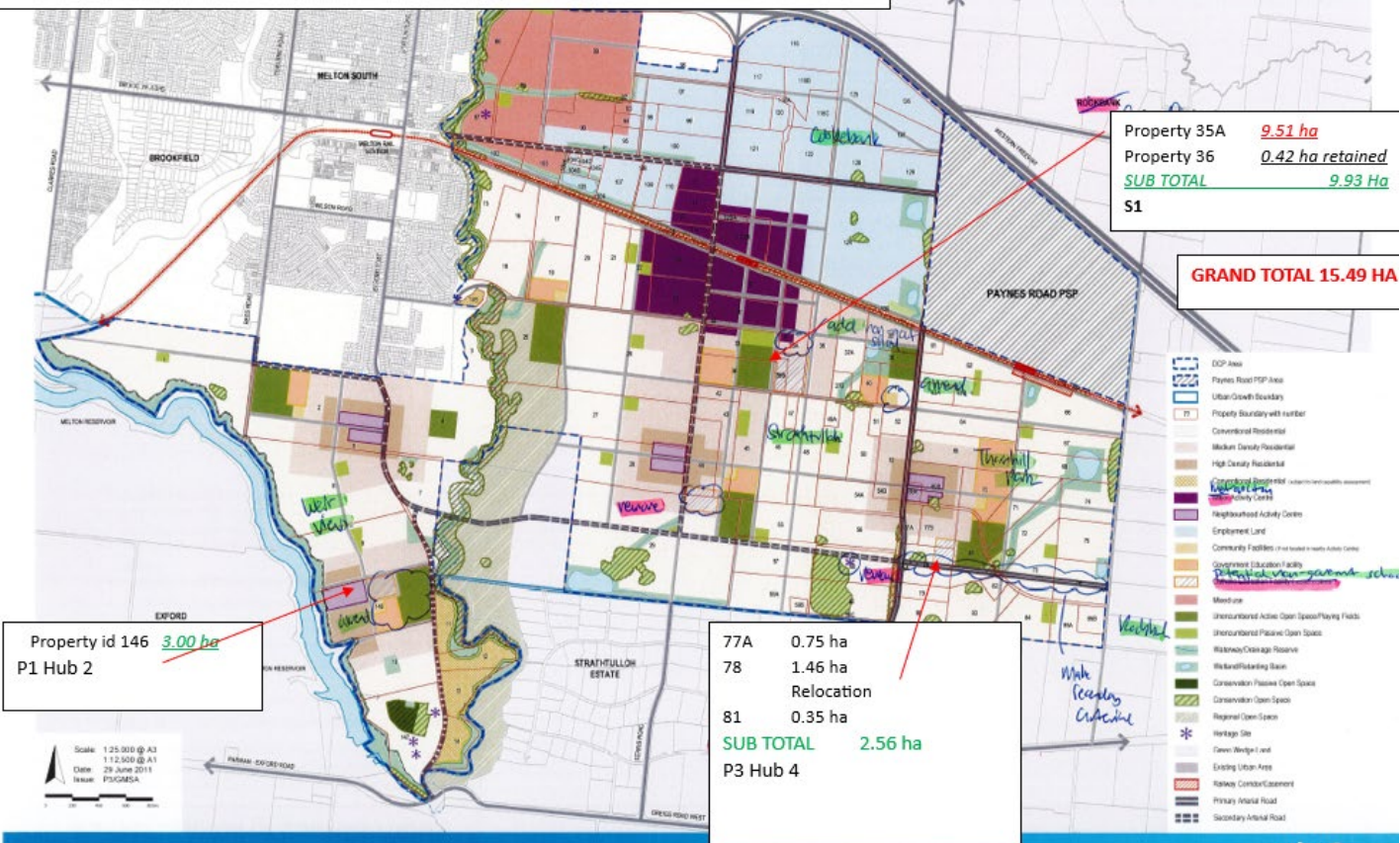
DESCRIPTION	RESIDENTIAL AREA 1			RESIDENTIAL AREA 2			RESIDENTIAL AREA 3			TOTAL RESIDENTIAL PRECINCT			EMPLOYMENT AREA			Total Precinct		
	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA
TOTAL PRECINCT AREA (including existing road reserves)	454.55	21.7%	20.2%	1,082.60	51.8%	51.8%	131.47	6.3%	5.6%	1,668.62	79.8%	77.5%	422.07	20.2%	22.5%	2,090.69	100.0%	100.0%
TRANSPORT																		
Arterial Roads and Bridges	4.54	1.00%	1.47%	12.32	1.14%	1.55%	1.17	0.89%	1.37%	18.03	1.08%	1.52%	3.63	0.86%	1.05%	21.66	1.04%	1.41%
Intersections	4.21	0.93%	1.36%	16.85	1.56%	2.12%	0.30	0.23%	0.35%	21.36	1.28%	1.80%	4.20	1.00%	1.22%	25.56	1.22%	1.67%
Local Bus Interchange	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.17%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.07%
Railway Corridors / Easements	0.00	0.00%	0.00%	2.35	0.22%	0.30%	8.05	6.12%	9.42%	10.40	0.62%	0.87%	13.09	3.10%	3.80%	23.49	1.12%	1.53%
SUBTOTAL	8.75	1.92%	2.83%	31.52	2.91%	3.97%	10.52	8.00%	12.31%	50.79	3.04%	4.27%	20.92	4.96%	6.07%	71.71	3.43%	4.67%
COMMUNITY FACILITIES																		
Community Services Facilities	1.80	0.40%	0.58%	6.29	0.58%	0.79%	0.00	0.00%	0.00%	8.09	0.48%	0.68%	0.00	0.00%	0.00%	8.09	0.39%	0.53%
Civic	0.00	0.00%	0.00%	1.50	0.14%	0.19%	0.00	0.00%	0.00%	1.50	0.09%	0.13%	0.00	0.00%	0.00%	1.50	0.07%	0.10%
Justice	0.00	0.00%	0.00%	0.00	0.00%	0.00%	2.00	1.52%	2.34%	2.00	0.12%	0.17%	0.00	0.00%	0.00%	2.00	0.10%	0.13%
Major Activity Centre Public Space	0.00	0.00%	0.00%	0.40	0.04%	0.05%	0.00	0.00%	0.00%	0.40	0.02%	0.03%	0.00	0.00%	0.00%	0.40	0.02%	0.03%
Emergency	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.17%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.07%
SUBTOTAL	1.80	0.40%	0.58%	8.19	0.76%	1.03%	3.00	2.28%	3.51%	12.99	0.78%	1.09%	0.00	0.00%	0.00%	12.99	0.62%	0.85%
GOVERNMENT EDUCATION																		
Government Schools	7.00	1.54%	2.26%	30.87	2.85%	3.88%	0.00	0.00%	0.00%	37.87	2.27%	3.18%	0.00	0.00%	0.00%	37.87	1.81%	2.47%
SUBTOTAL	7.00	1.54%	2.26%	30.87	2.85%	3.88%	0.00	0.00%	0.00%	37.87	2.27%	3.18%	0.00	0.00%	0.00%	37.87	1.81%	2.47%
OPEN SPACE																		
ENCUMBERED LAND AVAILABLE FOR RECREATION																		
Power Easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Gas Easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Water / Sewer Pipe Easement	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Waterway / Drainage Line / Wetland / Retarding	52.11	11.46%	16.86%	60.35	5.57%	7.59%	15.81	12.03%	18.50%	128.27	7.69%	10.78%	17.55	4.16%	5.09%	145.82	6.97%	9.51%
Heritage	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.06	0.81%	1.24%	1.06	0.06%	0.09%	0.00	0.00%	0.00%	1.06	0.05%	0.07%
Conservation	3.41	0.75%	1.10%	29.16	2.69%	3.67%	1.25	0.95%	1.46%	33.82	2.03%	2.84%	4.90	1.16%	1.42%	38.72	1.85%	2.52%
Landfill	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	21.82	5.17%	6.33%	21.82	1.04%	1.42%
SUBTOTAL	55.52	12.21%	17.96%	89.51	8.27%	11.26%	18.12	13.78%	21.20%	163.15	9.78%	13.72%	44.27	10.49%	12.85%	207.42	9.92%	13.52%
UNENCUMBERED LAND AVAILABLE FOR RECREATION																		
Active Open Space	22.79	5.0%	7.37%	30.67	2.8%	3.86%	0.00	0.00%	0.00%	53.46	3.20%	4.49%	0.00	0.00%	0.00%	53.46	2.56%	3.48%
Passive Open Space	25.07	5.5%	8.11%	18.89	1.7%	2.38%	4.33	3.29%	5.07%	48.29	2.89%	4.06%	0.00	0.00%	0.00%	48.29	2.31%	3.15%
SUBTOTAL OPEN SPACE	47.86	10.5%	15.48%	49.56	4.6%	6.23%	4.33	3.29%	5.07%	101.75	6.10%	8.55%	0.00	0.00%	0.00%	101.75	4.87%	6.63%
Other - Regional Park	0.00	0.0%	0.00%	46.94	4.3%	5.91%	0.00	0.00%	0.00%	46.94	2.8%	3.95%	0.00	0.00%	0.00%	46.94	2.2%	3.06%
SUBTOTAL REGIONAL OPEN SPACE	0.00	0.0%	0.00%	46.94	4.3%	5.91%	0.00	0.00%	0.00%	46.94	2.8%	3.95%	0.00	0.00%	0.00%	46.94	2.25%	3.03%
OTHER																		
Existing Road Reserves	11.03	2.43%	3.57%	18.64	1.72%	2.35%	10.04	7.64%	11.75%	39.71	2.38%	3.34%	12.29	2.91%	3.57%	52.00	2.49%	3.39%
Balance of Land subject to Land Capability Assessment	10.46	2.30%	3.38%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	10.46	0.63%	0.88%	0.00	0.00%	0.00%	10.46	0.50%	0.68%
Identified Non-Government Schools	3.00	0.66%	0.97%	12.49	1.15%	1.57%	0.00	0.00%	0.00%	15.49	0.93%	1.30%	0.00	0.00%	0.00%	15.49	0.74%	1.01%
SUBTOTAL	24.49	5.39%	7.92%	31.13	2.88%	3.92%	10.04	7.64%	11.75%	65.66	3.93%	5.52%	12.29	2.91%	3.57%	77.95	3.73%	5.08%
NET DEVELOPABLE AREA (NDA) Ha	309.13	68.01%	47.0%	794.88	73.42%	36.2%	85.46	65.00%	53.8%	1189.47	71.28%	40.3%	344.59	81.64%	22.5%	1534.06	73.38%	36.3%



TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2022), Page 18 Site not yet purchased by MACS

Melton Council Proposed Changes to Toolern Precinct Structure Plan (PSP) 31

Make changes + discharge assets as per MW change



Precinct 1 Hub 2 Property id 146 (3 hectares)

TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2022)

Amended by C232 **Table 2: Property Specific Land Use Budgets**

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY					ENCUMBERED LAND AVAILABLE FOR RECREATION						UNENCUMBERED LAND		OTHER						KEY PERCENTAGES				PASSIVE OPEN SPACE					
		ARTERIAL BOUNDS AND BRIDGES	INTERSECTIONS	LOCAL RUC INTERCHANGE	RAILWAY RESERVATION	COMMUNITY FACILITIES	OVC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER/PIPE EASEMENT	WATERWAY / DRAINAGE LINE / METLAND / RETAINING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFY/RECON- GOVERNMENT SCHOOLS	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	YACLOAN	HERITAGE REGISTER	EXISTING FLOOD RESERVE NOT ALLOCATED FOR DEVELOPMENT	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPMENT AREA OF PRECINCT	ACTIVE OPEN SPACE % OF NDA	PASSIVE OPEN SPACE % OF NDA	TOTAL PASSIVE AND ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DELIVERY TARGET %*	DIFFERENCE % NDA	DIFFERENCE AREA HA
PRECINCT 1																																		
Property 1	76.82													11.45	0.86												61.81	80.46%	0.00%	4.37%	4.37%	3.97%	0.40%	0.25
Property 2	56.77	2.27	1.85			0.80												9.83	0.03								38.49	67.80%	25.54%	0.08%	25.62%	3.97%	-3.89%	-1.50
Property 3	12.73													5.30					1.52								5.91	46.43%	0.00%	25.72%	25.72%	3.97%	21.75%	1.29
Property 4	46.36													2.60					4.00	1.48							38.28	82.57%	10.45%	3.87%	14.32%	3.97%	-0.10%	-0.04
Property 5	0.10																										0.10	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 6	57.05	0.17	0.16											3.38					1.89								51.45	90.18%	0.00%	3.67%	3.67%	3.97%	-0.30%	-0.15
Property 7	17.22	0.06	1.84											2.48	0.55					0.07							12.22	70.96%	0.00%	0.57%	0.57%	3.97%	-3.40%	-0.42
Property 8	37.15	0.07	0.04											3.36					1.63								32.05	86.27%	0.00%	5.09%	5.09%	3.97%	1.12%	0.36
Property 9	7.88													7.88													0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 10	30.15	0.25												2.92					0.52								26.46	87.76%	0.00%	1.97%	1.97%	3.97%	-2.00%	-0.53
Property 11	8.15	0.09												2.35					2.75							1.00	1.96	**	0.00%	**	**	3.97%	**	**
Property 12	10.30	0.15												1.95					4.34							1.87	1.99	**	0.00%	**	**	3.97%	t**	**
Property 13	8.89	0.45												0.23					2.20							3.87	2.14	**	0.00%	**	**	3.97%	**	**
Property 14	8.16													2.17					1.12							2.24	2.63	**	0.00%	**	**	3.97%	**	**
Property 145	1.48																									1.48	0.00	**	0.00%	**	**	3.97%	**	**
Property 146	34.72	0.49				1.00								2.22					8.96	0.60	3.00					14.95	43.06%	59.93%	4.01%	63.95%	3.97%	0.04%	0.01	
Property 147	29.59	0.54	0.32											3.82		2.00			4.22								18.69	63.16%	0.00%	22.58%	22.58%	3.97%	18.61%	3.48
SUB-TOTAL	443.52	4.54	4.21	0.00	0.00	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.11	0.00	3.41	0.00	0.00	22.79	25.07	3.00	0.00	10.46	0.00	0.00	309.13	69.70%	7.37%	8.11%	15.48%	3.97%	4.14%	12.80	
Road reserves	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.03	0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00	
SUB-TOTAL	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.03	0.00	0.00%	0.00%	0.00%	0.00%			0.00%	0.00
TOTAL AREA 1	454.55	4.54	4.21	0.00	0.00	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.11	0.00	3.41	0.00	0.00	22.79	25.07	3.00	0.00	10.46	0.00	11.03	309.13	68.01%	7.37%	8.11%	15.48%				

*Passive Open Space Contribution is to be made via Clause 53.01
 ** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Precinct 3 Hub 4 Property id 77, 78, 81 (0.75 ha + 1.46 ha + 0.35 ha = 2.56 ha)

Table 2: Property Specific Land Use Budgets (continued)

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION					UNENCUMBERED LAND		OTHER						KEY PERCENTAGES				PASSIVE OPEN SPACE					
		ARTERIAL ROADS AND BRIDGES	INTERSECTIONS	LOCAL BUS INTERCHANGE	RAILWAY RESERVATION	COMMUNITY FACILITIES	CWV	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE / PUBLIC SPACE	GOVERNMENT EDUCATION	POWER SUPPLAINS	GAS FACILITIES	WATERSEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RELEASES	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFICATION - GOVERNMENT SCHOOLS	RECREATIONAL PARK	LAND SUBJECT TO LAND CARRIABILITY ASSESSMENT	UNASSIGNED HERITAGE	REGISTER	EXISTING ROAD RIGHT OF WAY ALLOCATED FOR DEVELOPMENT	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA OF PRECINCT	ACTIVE OPEN SPACE % OF NDA	PASSIVE OPEN SPACE % OF NDA	TOTAL PASSIVE AND ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DELIVERY TARGET %	DIFFERENCE % NDA	DIFFERENCE AREA HA
Property 41	8.05		0.10			1.00							0.68					1.97								3.27	40.62%	60.24%	0.00%	60.24%	3.97%	-3.97%	-0.13	
Property 42	3.04	0.08	0.10																							2.86	94.08%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.11	
Property 43	11.77	0.28				0.43					0.43							0.29								10.34	87.85%	2.80%	0.00%	2.80%	3.97%	-3.97%	-0.41	
Property 44	12.18	0.46	0.61																							11.11	91.22%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.44	
Property 45	17.29					0.37												1.08	1.59							11.18	64.66%	9.66%	14.22%	23.88%	3.97%	10.25%	1.15	
Property 46	15.23																									15.23	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60	
Property 47	2.03																									2.03	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08	
Property 48	17.02																									17.02	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.68	
Property 49	12.40																0.36		1.00							11.04	89.03%	0.00%	9.06%	9.06%	3.97%	5.09%	0.56	
Property 50	10.31																0.16									10.15	98.45%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.40	
Property 51	2.02																0.01									2.01	99.50%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08	
Property 52	4.26		0.06																							4.20	98.59%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.17	
Property 53	7.94		0.09																							7.85	98.87%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.31	
Property 54	13.82		0.17																							13.65	98.77%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.54	
Property 55	17.12		0.08														0.04		2.69	0.87						13.44	78.50%	20.01%	6.47%	26.49%	3.97%	2.50%	0.34	
Property 56	15.00																0.38									14.62	97.47%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58	
Property 57	17.23	0.59	1.78													0.05		0.28	0.38							14.15	82.12%	1.98%	2.69%	4.66%	3.97%	-1.28%	-0.18	
Property 58	14.92	1.42	0.66													4.96										7.88	52.82%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.31	
Property 59A	14.72												2.33													12.39	84.17%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.49	
Property 59B	1.33																									1.33	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05	
Property 59C	1.29															0.15										1.14	88.37%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05	
Property 60	15.01															7.08										7.65	50.97%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.30	
Property 61	2.07																									2.07	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08	
Property 62	13.61	0.31	0.31		0.40														0.33							12.26	90.08%	0.00%	2.69%	2.69%	3.97%	-1.28%	-0.16	
Property 63	16.81	0.29	0.18																0.64							15.70	93.40%	0.00%	4.08%	4.08%	3.97%	0.11%	0.02	
Property 64	16.84	0.01	0.72																							16.11	95.67%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.64	
Property 65	18.53	0.31	0.17													0.53										11.66	62.92%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.46	
Property 66	24.55				1.95									2.00		0.17		0.20								20.23	82.40%	0.00%	0.99%	0.99%	3.97%	-2.98%	-0.60	
Property 67	13.59													3.27		1.11		0.80								8.41	61.88%	0.00%	9.51%	9.51%	3.97%	5.54%	0.47	
Property 68	13.58													5.55		0.96										7.07	52.06%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28	
Property 69	12.13		0.78													0.69										10.66	87.88%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.42	
Property 70	12.07					0.80												0.07								4.68	38.77%	1.50%	0.00%	1.50%	3.97%	-3.97%	-0.19	
Property 71	12.07																2.50									8.04	66.61%	31.09%	0.00%	31.09%	3.97%	-3.97%	-0.32	
Property 72	13.74		0.21											4.28				1.13								8.12	59.10%	13.92%	0.00%	13.92%	3.97%	-3.97%	-0.32	
Property 73	13.25	0.86	0.86											0.54				0.90								10.09	76.15%	0.00%	8.92%	8.92%	3.97%	4.95%	0.50	
Property 74	12.01													2.16		0.67										9.18	76.44%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.36	
Property 75	12.02													0.70				0.10								11.22	93.34%	0.00%	0.89%	0.89%	3.97%	-3.08%	-0.35	
Property 76	11.97	1.81												1.50				0.01								8.65	72.26%	0.00%	0.12%	0.12%	3.97%	-3.85%	-0.33	
Property 77	12.07	0.16	0.66													0.15					0.75					10.35	85.75%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.41	
Property 78	11.98	0.78	2.10													0.58					1.46					7.06	58.93%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28	
Property 79	4.10	0.03	0.31													1.21										3.71	90.49%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.15	
Property 80	8.44	0.48														0.05										6.75	79.98%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.27	
Property 81	12.09	0.69	0.86													0.12		4.99		0.35						5.07	41.94%	98.42%	0.00%	98.42%	3.97%	-3.97%	-0.20	
Property 82	1.93		0.17																							1.76	91.19%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.07	
Property 83	13.68																0.69									12.99	94.96%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.52	
Property 84	11.98																									10.92	91.15%	0.00%	9.71%	9.71%	3.97%	5.74%	0.63	
Property 85	12.04																	0.55								11.49	95.43%	0.00%	4.79%	4.79%	3.97%	0.82%	0.09	
SUB-TOTAL	1063.35	12.32	16.85	0.00	2.35	6.29	1.50	0.00	0.00	0.40	30.87	0.00	0.00	0.00	0.00	60.35	0.00	29.16	0.00	30.06	18.89	12.49	46.94	0.00	0.00	0.00	794.88	74.75%	3.78%	2.38%	6.16%	3.97%	-1.59%	-12.67
Precinct 2 road reserves	19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%			0.00	
SUB-TOTAL	19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%			0.00	
TOTAL AREA 2	1082.60	12.32	16.85	0.00	2.35	6.29	1.50	0.00	0.00	0.40	30.87	0.00	0.00	0.00	0.00	60.35	0.00	29.16	0.00	30.07	18.89	12.49	46.94	0.00	0.00	0.00	794.88	73.42%	3.86%	2.38%	6.23%			

*Passive Open Space Contribution is to be made via Clause 53.01

Property 35 and 36 (9.51 ha + 0.42 ha = 9.93 ha)

Amended by C232	PRECINCT 2																									
Property 15	17.98																		9.07	50.44%	0.00%	20.29%	20.29%	3.97%	16.32%	1.48
Property 16	12.98								0.02										12.56	96.76%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.50
Property 17	12.95								0.12										12.32	95.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.49
Property 18	12.94																		12.20	94.28%	0.00%	0.74%	0.74%	3.97%	-3.23%	-0.39
Property 19	12.95																		7.39	57.07%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.29
Property 20	15.15																		15.15	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60
Property 21	14.10																		13.82	98.01%	0.00%	2.03%	2.03%	3.97%	-1.94%	-0.27
Property 22	12.44																		10.45	84.00%	0.00%	19.04%	19.04%	3.97%	15.07%	1.58
Property 23	12.04	0.18																	10.31	85.63%	0.00%	0.48%	0.48%	3.97%	-3.49%	-0.36
Property 24	11.91																		8.83	74.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.35
Property 25	31.77																		0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 26	62.80	0.19	0.33																59.62	94.94%	0.00%	1.68%	1.68%	3.97%	-2.29%	-1.37
Property 27	47.45	0.03																	28.44	59.94%	0.00%	3.94%	3.94%	3.97%	-0.03%	-0.01
Property 28	27.18	0.06	0.38																25.74	94.70%	0.00%	3.89%	3.89%	3.97%	-0.08%	-0.02
Property 29	100.18	2.37	3.91																67.97	67.85%	6.30%	0.26%	6.56%	3.97%	-3.71%	-2.52
Property 30	14.15	0.72																	13.03	92.08%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.52
Property 31	12.95	0.03	0.52																12.11	93.51%	0.00%	2.39%	2.39%	3.97%	-1.58%	-0.19
Property 32	0.10		0.10																0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 33	12.25	0.04	0.27																5.36	43.76%	52.24%	48.88%	101.12%	3.97%	44.91%	2.41
Property 34	12.15	0.14	0.22																1.36	11.19%	396.32%	0.00%	396.32%	3.97%	-3.97%	-0.05
Property 35	17.47																		7.96	45.56%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.32
Property 36	16.30																		0.42	2.56%	186.00%	0.00%	186.00%	3.97%	-3.97%	-0.63
Property 37	15.17																		10.21	67.30%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.41
Property 38	8.94		0.14																6.17	69.02%	11.83%	0.00%	11.83%	3.97%	-3.97%	-0.24
Property 39	3.91																		0.10	2.56%	186.00%	0.00%	186.00%	3.97%	-3.97%	0.00
Property 40	4.01																		0.04	1.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00

Table 11: Infrastructure and Services required within the precinct (continued)

PROJECT CATEGORY	PIP PROJECT ID	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2010- 13M=2015-18 L=2020+
Bridge	BD18	Paynes Road Level Crossing Upgrade	Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard).	Department of Transport	
Bridge	BD19	Mount Cottrell Road Freeway Interchange	Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only)	Department of Transport	
Bridge	BD20	Mount Cottrell Road Rail Overpass	Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).	Department of Transport	M - L
Bridge	BD21	Mount Cottrell Road Level Crossing Upgrade	Mount Cottrell Road Level Crossing Upgrade Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard).	Department of Transport	
PUBLIC TRANSPORT PROJECTS					
Bus	PT01	Bus Interchange	Purchase land to provide for Local Bus Interchange (1 Hectare)	Melton City Council	M - L
Bus		Toolern Bus Services	Introduction of new bus services	Department of Transport	S - L
Bus		Bus stops	Provision of bus stops to be delivered within local road system as part of subdivision construction.	Developer works	S - L
EDUCATION PROJECTS					
School		Primary School	Proposed government primary school (Toolern Waters P-6) located in Community Hub 1	DET	S - M
School		Primary School	Proposed government primary school (Weir Views P-6) located in Community Hub 2	DET	S - M
School		Primary School	Non-government primary school located in Community Hub 2	Catholic Education Melbourne	S - M
School		Primary School	Proposed government primary school (Strathulloh Safari P-6) located in Community Hub 3	DET	M - L
School		Primary School	Proposed government primary school (Thornhill Park P-6) located in Community Hub 4	DET	M - L
School		Specialist School	Proposed government specialist school (Thornhill Park Specialist) located in Community Hub 4	DET	M - L
School		Secondary School	Proposed government secondary school (Thornhill Park 7-12) located in Community Hub 4	DET	M - L
School		Primary School	Non-government primary school located in Community Hub 4	Catholic Education Melbourne	S - M
School		Primary School	Proposed government primary school (Cobblebank P-6) located in Community Hub 5	DET	M
School		Primary School	Government primary school (Strathulloh P-6) located in Community Hub 6 - opened 2022	DET	M - L
School		Primary School and Secondary School	Non-government primary and secondary schools located in Community Hub 7	Catholic Education Melbourne	S - M
School		Secondary School	Proposed government secondary school (Cobblebank 7-12) located in Community Hub 7	DET	M
COMMUNITY FACILITY PROJECTS					
Civic	CI01	Cobblebank Higher Order Civic Facility	Higher Order Civic Facility, including a Level 3 Community Centre, located within the Metropolitan Activity Centre.	Melton City Council	M - L
Civic	CI02	Cobblebank Indoor Recreation Centre	Indoor Recreation Centre located within the Metropolitan Activity Centre	Melton City Council	
Community Services	CI03 and CI04	Weir Views North Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 1.	Melton City Council	S - M
Community Services	CI06 and CI07	Weir Views South Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 2.	Melton City Council	S - M
Community Services	CI09 and CI10	Strathulloh Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 3.	Melton City Council	M - L
Community Services	CI12 and CI13	Thornhill Park Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 4.	Melton City Council	M - L
Community Services	CI15 and CI16	Cobblebank East Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 5.	Melton City Council	M - L
Community Services	CI18A, CI18B, CI19A and CI19B	Bridge Road Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 6.	Melton City Council	M - L
Health		Health Precinct	Construction of a health precinct, including Melton Hospital, in the Metropolitan Activity Centre	DHHS	M - L
Emergency		Emergency Services Precinct	Construction of emergency services precinct in the Metropolitan Activity Centre	DHHS	M - L
Justice		Justice Precinct	Construction of Justice Precinct in the Metropolitan Activity Centre	DHHS	M - L

