

Sneydes Road

LEGE

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plan 1
precinct location and features
point cook west precinct structure plan

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0 150 450m

1.0 INTRODUCTION

The Point Cook West Precinct Structure Plan (the PSP) has been prepared by the Growth Areas Authority (GAA) with the assistance of the Wyndham City Council, Government agencies, service authorities and stakeholders.

The Precinct Structure Plan is a set of decisions about how the land is to be developed. The PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government guidelines.
- Enables the transition of non-urban land to urban land.
- Sets the vision for how land should be developed and the outcomes to be achieved.
- Outlines the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.
- Sets out guidelines and requirements for land use and development.
- Addresses the requirements of the Environment Protection and Biodiversity Conservation Act 1999 in accordance with an approved program under Part 10 of the Act.
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development.

1.1 How to use this document

This precinct structure plan guides land use and development where a planning permit is required under the Urban Growth Zone or another zone where that zone references this precinct structure plan.

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

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

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

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

Conditions must be included in a planning permit.

Meeting these requirements, guidelines and conditions will implement the outcomes of the precinct structure plan.

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

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

1.2 Application

The PSP applies to approximately 141 hectares of land as shown on Plan 1. The PSP area is generally bound by the Princes Freeway to the north and west, Hacketts Road to the east and Sneydes Road to the south.

Plan 1 also identifies the key features of the land including utility easements.

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1.3 Development Contributions Plan

Development proponents within the Point Cook West Precinct will be bound by the Point Cook West Development Contributions Plan (the DCP). The DCP has been prepared concurrently with the PSP. It sets out requirements for development proponents to make a contribution toward infrastructure required to support the development of the precinct.

The DCP is contained in a separate document and is incorporated in the Wyndham Planning Scheme.

1.4 Native Vegetation Precinct Plan

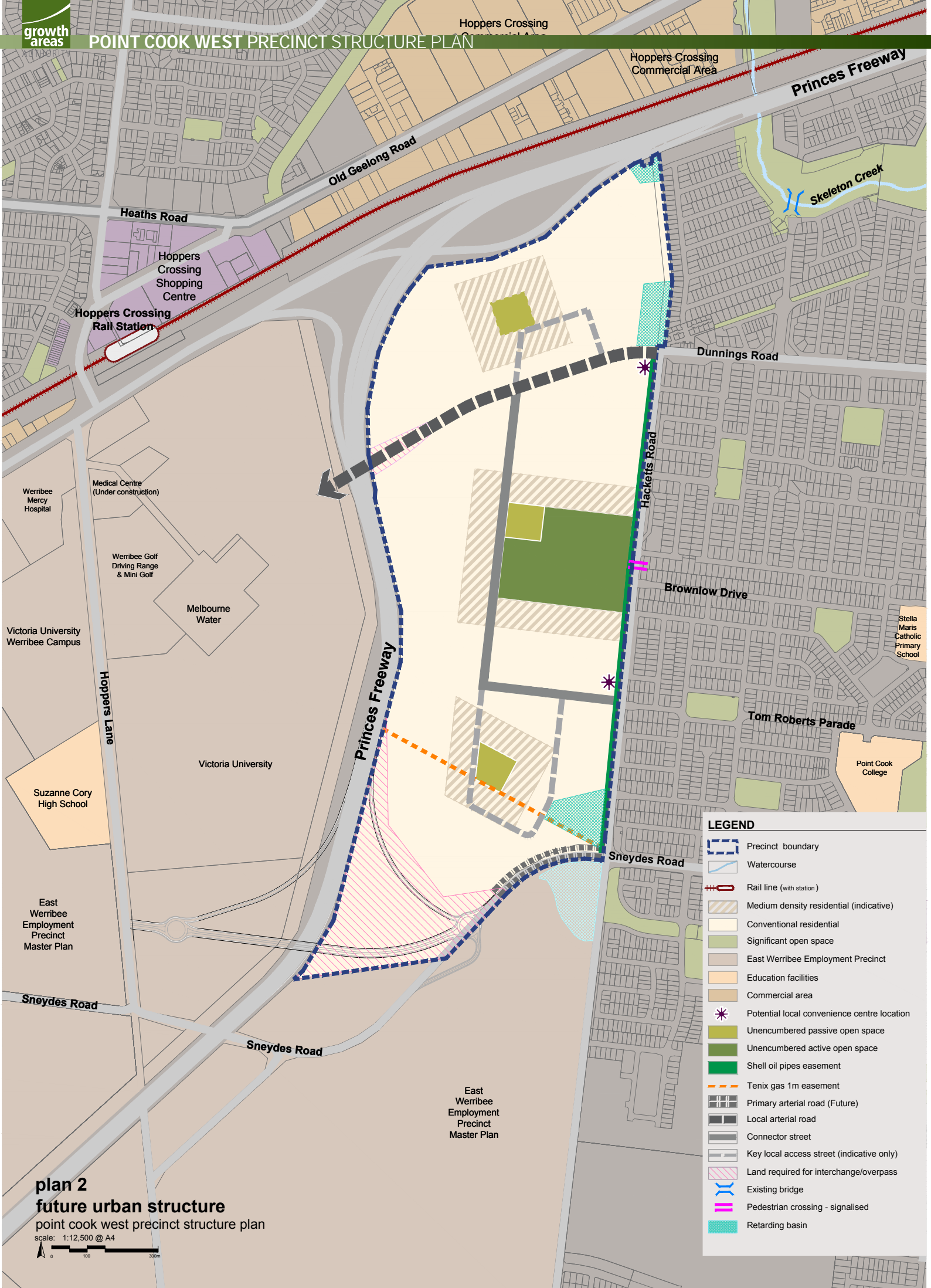
The Point Cook West Native Vegetation Precinct Plan (the NVPP) has also been prepared concurrently with the PSP. The NVPP identifies:

- Native vegetation which may be removed without a planning permit; and
- The offsets that must be provided to remove the native vegetation which can be removed.

The NVPP is contained in Part 2 of this document.

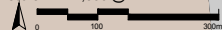
1.5 Background information

Background information on the PSP area including its local and metropolitan context, history, landform and topography, drainage, open space, biodiversity and community facilities are contained in background reports. This information has informed the preparation of the PSP.



plan 2
future urban structure
point cook west precinct structure plan

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2.0 OUTCOMES

2.1 Vision

Point Cook West is a new residential community at the gateway to the East Werribee Employment Precinct. It will be an extension to the existing Point Cook community and well connected to Point Cook to the east, and to existing and future employment opportunities, services and facilities in the East Werribee Employment Precinct to the south and west.

The new community will have good opportunities to get around locally via streets and trails that encourage walking and cycling as well as connecting with the wider metropolitan trail network.

A district park will be home to sports facilities and clubs that will serve the local community and Point Cook more broadly.

There will be a greater diversity of housing types in Point Cook West, including small lot houses, than has been typical of many new suburbs in the west.

Over time, the Principal Public Transport Network (Sneydes Road and Dunnings Road) will be developed to provide higher frequency services by road and rail to destinations across Melbourne including the East Werribee Employment Precinct, Werribee City Centre and nearby town centres.

The interchange with the Princes Freeway at Sneydes Road will have traffic benefits for the wider region.

2.2 Objectives

The following points describe the desired outcomes of development of the precinct and guide the implementation of the vision.

O1	Housing diversity and choice for a range of household types and sizes.
O2	A discernable and consistent residential character.
O3	Small lot housing concentrated around parks with some small lot housing scattered through the precinct and within convenient walking distance of the Principle Public Transport Network.
O4	A district open space reserve and related facilities form the hub of the community.
O5	The trail and path network will connect to Skeleton Creek, Federation Trail and Featherbrook Trail.
O6	Access to the Princes Freeway is improved and traffic congestion in Point Cook is relieved.
O7	Improve access for car, bicycle, pedestrian and public transport opportunities for Point Cook West, Point Cook and the East Werribee Employment Precinct.
O8	Early provision of the path network to connect key features of the precinct with the regional network outside the precinct.

The structure of Point Cook West has been designed to achieve the general objectives and standards set out in the Precinct Structure Planning Guidelines as well as requirements of State and Local planning frameworks.

2.3 Summary land budget

The Net Developable Area (NDA) is established by deducting the land requirements for transport infrastructure, easements, retarding basins, and active and passive open space from the total precinct area. The NDA for the Precinct is 105.66 hectares which equates to approximately 75% of the PSP area. This is the land that is available for residential development..

Of the 105.66 hectares available for residential development, approximately 84.89 hectares is identified for conventional density housing and approximately 20.77 hectares is identified for medium density housing. Conventional density housing development is expected to yield 15 dwellings per hectare. Medium density housing may yield up to 30 dwellings per hectare. Overall the precinct is expected to yield approximately 1800 dwellings at an average of approximately 17 dwellings per hectare.

The land budget and lot yield is summarised in Table 1 – Summary Land Budget and Lot Yield

Table 1: Summary Land Budget and Lot Yield

DESCRIPTION	Hectares	% of Total Area	% of NDA
TOTAL PRECINCT AREA (ha)	141.03	100.0%	
TRANSPORT			
Arterial road (41m reservation - Sneydes Road)	1.34	0.95%	1.26%
Local arterial road (34m reservation - Dunnings Road)	3.37	2.39%	3.19%
Sneydes Road interchange	13.66	9.69%	12.93%
Sub-total	18.37	13.02%	17.38%
OPEN SPACE			
Encumbered land available for recreation			
Tenix easements	0.07	0.05%	0.07%
Shell easements	1.71	1.21%	1.62%
Sub-total	1.78	1.26%	1.68%
Retarding Basin	3.50	2.48%	3.31%
Unencumbered land available for recreation			
Active open space	8.73	6.2%	8.26%
Passive open space	3.00	2.1%	2.84%
Sub-total	11.73	8.3%	11.10%
TOTAL OPEN SPACE	17.01	12.1%	16.10%
NET DEVELOPABLE AREA (NDA) ha	105.66	74.92%	100.0%
HOUSING ESTIMATES	Hectares	Estimated Dw/Ha	Estimated Dwellings
Conventional residential	84.89	15	1273
Medium density residential	20.77	25	519
SUBTOTAL AGAINST NET RESIDENTIAL AREA (NRA)	105.66	17	1800 approx
COMBINED RES/ RETAIL / EMP / OTHER	NDA (Ha)	Dwell / NDHA	Dwellings
TOTALS RESIDENTIAL YIELD AGAINST NDA	105.66	17 approx.	1800 approx

2.4 Demographics projections

The future population of the the precinct is estimated by multiplying the expected number of houses by the expected average number of persons per house.

An average of 2.8 persons for conventional density housing and medium density housing is used to estimate the future population of the PSP area. Using these figures, population of the PSP area is estimated at approximately 5000. In the longer term, this household size is forecast to gradually decline toward the current metropolitan average of about 2.5 persons.

Based on the demographic profile for the existing Point Cook community the PSP plans for the following characteristics compared to the Melbourne Statistical Division

- A higher percentage of children aged 0-17 years.
- A much lower percentage of mature adults aged 65 to 84 years and senior citizens (85+ years).
- A slightly higher percentage of people employed full time, and slightly lower percentage of people unemployed.
- A higher percentage of couples with children.

These characteristics are generally typical of a growth area community in its establishment phase and reflect the characteristics of the existing Point Cook community.

The proportion of residents at or reaching retirement age by 2031 is projected to increase significantly, in line with the projected metropolitan average.

3.0 IMPLEMENTATION

3.1 Precinct character and housing

PRECINCT CHARACTER

REQUIREMENTS	
R1	Street trees must be provided on both sides of connector and local access streets at intervals of no more than 15 metres, where practicable.
R2	The design of noise attenuation structures including materials, finishes and landscaping must be high quality to the satisfaction of VicRoads and the Council.
R3	Retarding basins at gateways to the precinct must be designed and landscaped to enhance visual amenity of the gateway location.
GUIDELINES	
G1	Use street tree species to develop a consistent character across the precinct.
G2	Use variations in street tree species to create visual cues in appropriate locations such as at the termination of view lines, key intersections, and in parks.
G3	Noise attenuation structures should be landscaped to enhance amenity and designed for public safety.
G4	Subdivisions should be designed to enhance the safety and amenity of noise attenuation structures.
G5	Where practicable, consider amalgamating some passive open space with retarding basins in gateway locations.
G6	Road alignments north of Dunnings Road should ensure housing fronts streets and new development integrates with existing housing in Campaspe Way and Hacketts Road.

HOUSING

REQUIREMENTS	
R4	Achieve a minimum density of 15 dwellings per Net Developable Hectare (NDHa) across the entire precinct.
R5	Eliminate the need for a planning permit for small lot housing in appropriate locations where the requirements of the Small Lot Housing Code are met.
GUIDELINES	
G7	Individual developments should achieve an average density of at least 15 dwellings per Net Developable Hectare (NDHa).
G8	<p>Deliver a broad range of dwelling types, which may include:</p> <ul style="list-style-type: none"> multi-storey apartments detached housing terrace housing retirement housing attached housing housing in mixed use development semi-detached housing villa units integrated housing
G9	Higher density housing should be concentrated around areas of highest amenity and activity including within convenient walking distance to existing and proposed Principle Public Transport Network routes and potential local bus routes.
G10	Medium density housing should be concentrated around areas of high amenity including within convenient walking distance to public transport.
G11	Some medium and higher density housing may be scattered across the precinct.

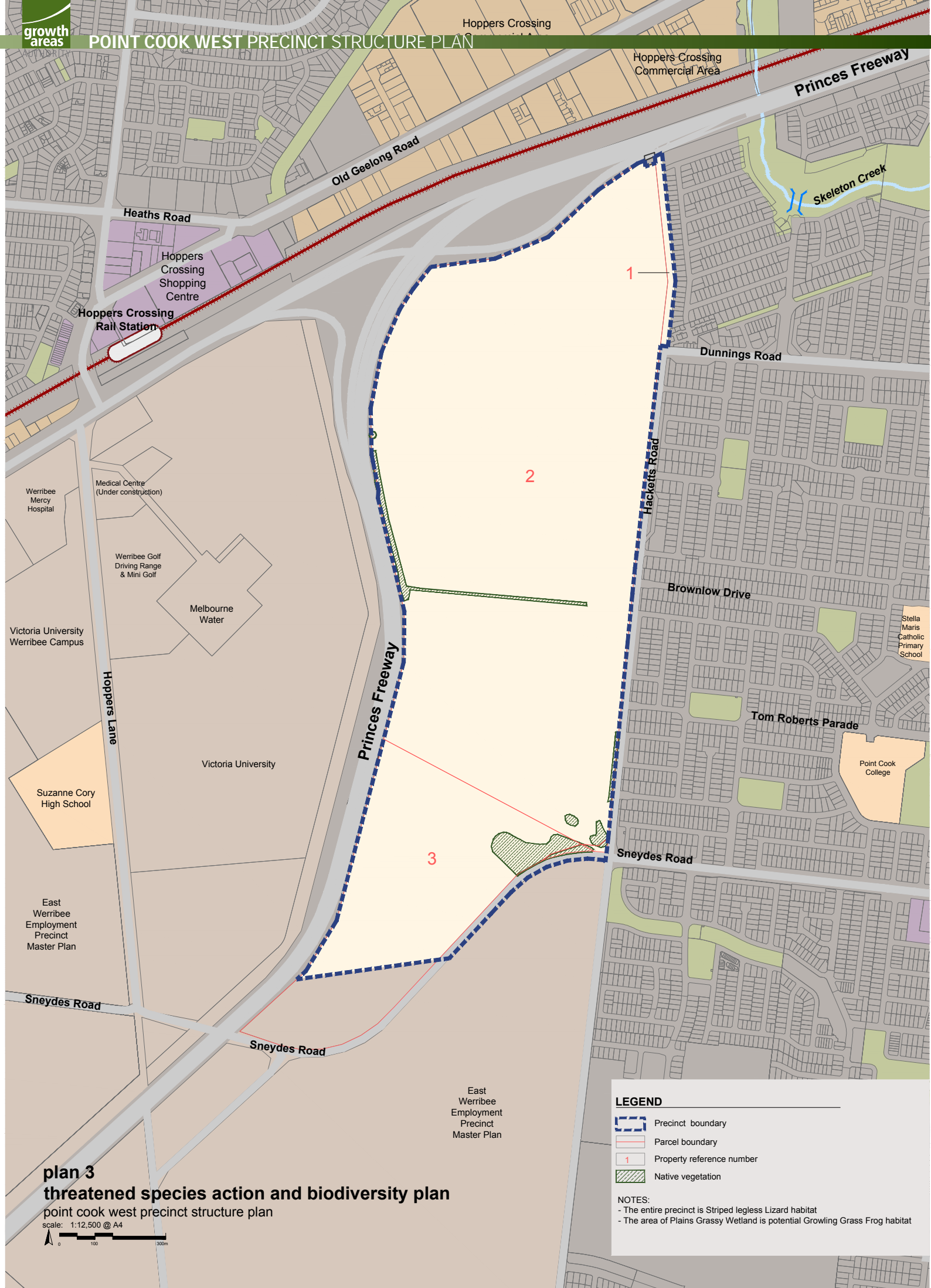
3.2 Employment and activity areas

BUILDING DESIGN

REQUIREMENTS	
R6	Non-residential building facades on side streets (excluding shopfronts) that exceed 10m in length must be articulated to the satisfaction of the responsible authority.

NON RESIDENTIAL USES

GUIDELINES	
G12	Commercial uses usually found in residential areas should locate adjacent to a neighbourhood convenience centre and/or Dunnings, Hacketts or Sneydes Roads
G13	A neighbourhood convenience centre (or centres) of up to approximately 1,000m ² retail floor space is encouraged.
G14	Retail and commercial buildings in a local convenience centre should generally be built to the property line.
G15	Footpaths associated with neighbourhood convenience shopping should extend from kerb-line to property line to cater for increased pedestrian activity and allow for street dining.
G16	Housing above retail and professional services buildings is encouraged.



plan 3
threatened species action and biodiversity plan
point cook west precinct structure plan

scale: 1:12,500 @ A4

0 100 300m

LEGEND

- Precinct boundary
- Parcel boundary
- 1 Property reference number
- Native vegetation

NOTES:

- The entire precinct is Striped legless Lizard habitat
- The area of Plains Grassy Wetland is potential Growing Grass Frog habitat

3.3 Open space and natural systems

OPEN SPACE

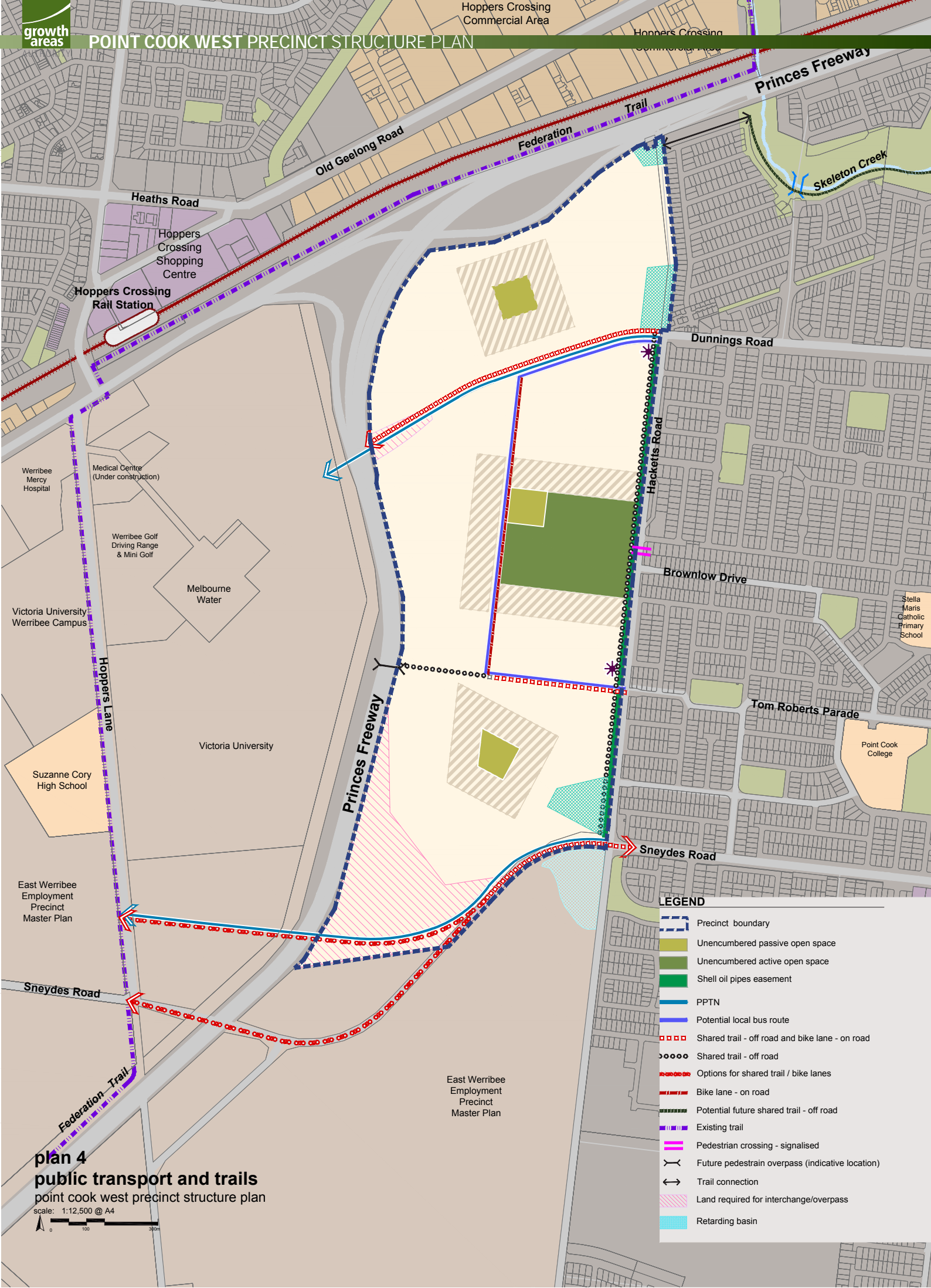
REQUIREMENTS	
R7	The final location design and configuration of active and passive open space reserves must be to the satisfaction of the responsible authority.
R8	All public landscaped areas must be designed for low maintenance and amenity to the satisfaction of the responsible authority.
R9	Public open space and drainage and waterway infrastructure must be adjoined at each edge by a street or lots aligned to front the open space unless otherwise agreed in writing by the responsible authority.
R10	<p>All land owners must provide a public open space contribution equal to 2.84% of Net Developable Area (NDA) upon subdivision of land in accordance with the following:</p> <ul style="list-style-type: none"> Where land is required for unencumbered open space purposes as shown in Plan 2 and specified in Table 2 and is less or equal to 2.84% of NDA that land is to be transferred to Council at no cost. Where no land or less than 2.84% of NDA is shown in Plan 2 and specified in Table 2, a cash contribution is to be made to Council to bring total open space contribution to a value equal to 2.84% of NDA. Where land required for unencumbered open space purposes as shown in Plan 2 and specified in Table 2 is more than 2.84% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that property. <p>The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988</p>
GUIDELINES	
G17	Any residential landscape buffers associated with noise attenuation structures should be designed to integrate with the open space network.
G18	Where practicable, consider amalgamating some passive open space with retarding basins in gateway locations.

Table 2: Open space inventory

Description	Area	Location	Responsibility
Active and passive open space suitable for: <ul style="list-style-type: none"> two AFL ovals and associated pavilion 6 – 12 tennis courts and associated pavilion car parking landscaping neighbourhood park facilities such as BBQ, public shelter 	1.0 hectare passive 8.73 hectares active	Hacketts Road, Central	Wyndham City Council
Passive open space including: <ul style="list-style-type: none"> playground landscaping park furniture dispersal area suitable for ball games 	1.0 hectare	North	Wyndham City Council
Passive open space including: <ul style="list-style-type: none"> playground landscaping park furniture dispersal area suitable for ball games 	1.0 hectare	South	Wyndham City Council

THREATENED SPECIES ACTION AND BIODIVERSITY PLAN

REQUIREMENTS	
R11	All development must provide offsets and provide salvage and translocation in accordance with Prescriptions for listed species and communities.



plan 4
public transport and trails
point cook west precinct structure plan

scale: 1:12,500 @ A4



LEGEND

- Precinct boundary
- Unencumbered passive open space
- Unencumbered active open space
- Shell oil pipes easement
- PPTN
- Potential local bus route
- Shared trail - off road and bike lane - on road
- Shared trail - off road
- Options for shared trail / bike lanes
- Bike lane - on road
- Potential future shared trail - off road
- Existing trail
- Pedestrian crossing - signalised
- Future pedestrian overpass (indicative location)
- Trail connection
- Land required for interchange/overpass
- Retarding basin

3.4 Transport, water and utilities

TRANSPORT: PUBLIC TRANSPORT

REQUIREMENTS	
R12	Bus stop facilities must be constructed by development proponents as part of the subdivision works (prior to the issue of a statement of compliance for the relevant stage) in accordance with the requirements of the Public Transport Guidelines for Land Use and Development and to the satisfaction of the Director of Public Transport.

TRANSPORT: ROAD NETWORK

REQUIREMENTS	
R13	Arterial roads and connector streets must be constructed in accordance with the cross sections identified in Table 3 and as shown on Appendix A unless otherwise agreed in writing by the responsible authority.
R14	Staging of subdivisions is to provide for the timely connection of road links between properties and to the connector and arterial road network and the off-road pedestrian and bicycle network to the satisfaction of the responsible authority.
R15	Driveway access to lots fronting arterial or sub-arterial roads must be provided from internal loop roads, local roads or rear lanes to the satisfaction of the responsible authority.
R16	Land required for the Sneydes Road interchange must be set aside for this purpose.
GUIDELINES	
G19	Where vehicle access to lots is from the front of the lot, street blocks should not exceed 200 metres in length. Intervals between blocks may take the form of either a trafficable street or pedestrian passage of no less than 4 metres in width.
G20	Roads north of Dunnings Roads should be configured to allow new housing to back onto existing development and allow new dwellings to face streets.
G21	Street layouts should provide multiple convenient routes to major destinations to disperse traffic across the precinct, as appropriate.
G22	Street layouts should provide all lots with efficient passage to local facilities and regional travel routes.
G23	Culs-de-sac should not detract from convenient pedestrian, bicycle, public transport and vehicular connections.
G24	Local access streets (excluding lanes) should be configured in accordance with Growth Areas Authority Demonstration Example – Access Place / Access Street Level 1 and Demonstration Example Access Street level 2 contained within the PSP Note Our Roads: Connecting People. - (Note; Demonstration examples may be updated and revised and additional Demonstration examples added.)
G25	Final design of the Sneydes Road interchange should consider the practicability of retaining the existing Sneydes Road bridge as a dedicated bicycle and pedestrian bridge.

TRANSPORT: WALKING & CYCLING

REQUIREMENTS	
R17	Shared trails not included in the DCP must be constructed by development proponents as part of subdivision works prior to the issue of a statement of compliance for the relevant stage of development.
R18	Pedestrian paths must be provided on both sides of connector and access streets unless otherwise agreed in writing by the responsible authority.
R19	All shared trails within retarding basins must be designed to meet the safety and access requirements of the responsible authority and Melbourne Water.
R20	Pedestrian and cycle crossing points must be provided at all intersections and on key desire lines.
R21	Cycle parking facilities must be provided by development proponents in convenient locations at key destinations such as parks.
GUIDELINES	
G26	Appropriately scaled lighting should be installed along all major pedestrian and cycle paths.
G27	Location of shared trails should make the best use of opportunities for passive surveillance, where practicable.
G28	Pedestrian, cycle path and shared trail connections with roads should be designed to allow for the safe and convenient transition between on-road and off-road networks.

WATER

REQUIREMENTS	
R22	Development must conform to relevant policies and strategies being implemented by the responsible authority and relevant referral authorities including any approved plan for integrated water cycle management.
R23	Final design of drainage and waterway infrastructure including retarding basins (refer to Table 4) is to be to the satisfaction of the responsible authority and Melbourne Water.
R24	Integrated water management design must be to the satisfaction of the responsible authority.
R25	Drainage outfall structures to control stormwater flows to pre-development rates must be designed and constructed to the satisfaction of the responsible authority and Melbourne Water.
GUIDELINES	
G29	Development proponents should consider opportunities for water harvesting and reuse in conjunction with Melbourne Water, the water retailer and the Council.

UTILITIES

REQUIREMENTS	
R26	All new electricity supply infrastructure must be provided underground excluding substation and cables with a voltage greater than 66kv.
R27	New substations must be identified at subdivision design response stage and must be sited to minimise amenity impacts.
GUIDELINES	
G30	Electricity substations should be screened and located outside of key view lines.

Table 3: Road cross sections

Description	Location	Configuration	Responsibility
Dunnings Road	Between Hacketts Road and north-south connector	34m secondary arterial reservation. Interim construction as per Figure 1 in Appendix A. Ultimate configuration to be determined by Wyndham Council.	Wyndham City Council
North-south connector	Between Dunnings Road extension and Tom Roberts Parade extension	25m residential connector streets as per Figure 2 in Appendix A.	Wyndham City Council
Tom Roberts Parade	Extension west of Hacketts Road	31m connector street (residential with landscaped shared trail) as per Figure 3 in Appendix A or as otherwise agreed in writing by the responsible authority.	Wyndham City Council
Sneydes Road	Between the intersection with Hacketts and the interchange	41m arterial road reservation for potential 6 lane configuration. Ultimate configuration to be determined by VicRoads.	VicRoads

Table 4: Retarding basins

ID *	Area Ha	Location	Responsibility
RB10	0.45	Hacketts Road, far north of Dunnings Road	Wyndham City Council
RB9	1.38	Hacketts Road, north of Dunnings Road	Melbourne Water
RB8a	1.69	Hacketts Road, north of Sneydes Road intersection	Wyndham City Council
RB8c	2.45	Hacketts Road, south of Sneydes Road intersection (Outside PSP boundary)	Wyndham City Council
RB8b	6.39	Hacketts Road, south of Sneydes Road (Outside PSP boundary)	Wyndham City Council or Melbourne Water

* Refer to Plan 4 in the Point Cook West Background Report, June 2012.

3.5 Subdivision infrastructure

SUBDIVISION WORKS

REQUIREMENTS	
R28	<p>As part of subdivision construction works, new development must meet the total cost of delivering the following infrastructure:</p> <ul style="list-style-type: none"> • Connector roads and local streets. • Local bus stop infrastructure. • Landscaping of all existing and future roads and local streets. • Intersection works and traffic management measures along arterial roads, connector streets, and local streets. • Council approved fencing and landscaping (where required) along arterial roads. • Local pedestrian and shared trails along local arterial roads, connector roads and local streets, within local parks and easements (except those included in the Development Contributions Plan). • Basic improvements to local parks / open space including leveling, grassing, tree planting and local paths consistent with the Council's required construction standards. • Local drainage systems. • Infrastructure as required by utility services providers including water, sewerage, drainage (except where the item is funded through a drainage scheme) , electricity, gas, and telecommunications

3.6 Precinct infrastructure plan

The items listed in Table 5 are key infrastructure projects needed for the development of the precinct and adjoining areas. The infrastructure items and services are to be provided through mechanisms including:

- Subdivision construction works by developers
- Utility service provider requirements
- Capital works projects by Wyndham City Council, State government agencies and non-government organizations.
- The Point Cook West Development Contributions Plan
- Development contributions by adjacent precincts

Table 5: Infrastructure table

Description	Lead Agency	Timing*	Indicative Cost
Construction of the Sneydes Road interchange. May be constructed initially as a Melbourne bound half diamond arrangement with the Geelong bound access ramps to be added at a later date. [Note: a realignment of the Hoppers Lane connection to Sneydes Road, south east of the interchange may be required in the Werribee East Employment Precinct.	VicRoads	As soon as practicable	\$27.5 million for Melbourne bound half diamond
Widen Sneydes Road to 41m to allow for potential construction as a 6 lane arterial. The widening is provided north of the existing reservation of Sneydes Road.	VicRoads	Short-medium term	\$1.3m
Extend Dunnings Road over the Princes Freeway.	Wyndham City Council	Short-medium term	\$22 million
Community centre incorporating community rooms, 2 maternal and child health care rooms and 2 kindergarten rooms, located south of Sneydes Road.	Wyndham City Council	Short-medium term	\$6.4 million
Pedestrian bridge over the Princes Freeway.	Wyndham City Council	Short-medium term	\$0.8 million
Signalised mid-block pedestrian crossing across Hacketts Road adjacent to Brownlow Drive.	Wyndham City Council	Short term	\$0.3 million
Sports ground including pavilions, car parking, landscaping and associated facilities.	Wyndham City Council	Short term	\$16.6 million
Local parks.	Wyndham City Council/ Development Proponent	Short term	\$2.85 million
Signalised intersection at Hacketts and Dunnings Road.	Wyndham City Council	Short term	\$4.5 million
Signalised intersection at Tom Roberts Parade and Hacketts Road.	Wyndham City Council	Short term	\$3.1 million
Provision of bus services.	Department of Transport	Short-medium term	
Additional fire suppression infrastructure including upgraded appliance increased demands on members.	CFA	Short-medium term	

*Short-medium term = 0-15 years, short-term = 0-5 years

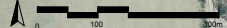


map 1


area where NVPP applies

point cook west native vegetation precinct plan

scale: 1:12,500 @ A4



LEGEND

 Native vegetation precinct plan area

PART 2

POINT COOK WEST NATIVE VEGETATION PRECINCT PLAN

This is the Point Cook West Native Vegetation Precinct Plan (NVPP) listed under the Schedule to Clause 52.16 of the Wyndham Planning Scheme. The removal, destruction or lopping of native vegetation in accordance with this Native Vegetation Precinct Plan does not require a permit provided conditions and requirements specified in this NVPP are met.

The Point Cook West NVPP applies to all land within the 'Native Vegetation Precinct Plan Area' shown in NVPP Map 1

1.0 PURPOSE

The purpose of the Point Cook West NVPP is to:

- Apply a holistic, landscape wide approach to retention and removal of native vegetation within the Point Cook West NVPP area.
- Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- Ensure that the removal, destruction or lopping of native vegetation is in accordance with the Melbourne Strategic Assessment (under Part 10 of the Environment Protection and Biodiversity Conservation Act 1999) and Victoria's Native Vegetation Management – a Framework for Action, DSE 2002.
- Set out the works or other necessary actions required to offset the removal, destruction or lopping of native vegetation.
- Streamline the planning approvals process through a landscape wide approach to native vegetation protection and management.

2.0 VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

The objectives of the Point Cook West NVPP are to:

- Provide for the protection of revegetated and regenerated native vegetation in offset sites.
- Protect and manage threatened species, communities and habitats in accordance with the Melbourne Strategic Assessment.

3.0 NATIVE VEGETATION TO BE PROTECTED

There is no native vegetation in the precinct that is required to be protected.

4.0 NATIVE VEGETATION WHICH CAN BE REMOVED, DESTROYED OR LOPPED

The native vegetation shown on Map 2 and described in NVPP Table 1 can be removed, destroyed or lopped subject to the requirements and conditions set out below as allowed.

4.1 Conditions for removal of native vegetation

Morris Road

Geelong Road

Heaths Road

Hoppers Crossing Shopping Centre

Hoppers Crossing Rail Station

Skeleton Creek

Dunnings Road

Hacketts Road

Brownlow Drive

Tom Roberts Parade

Sneydes Road

Princes Freeway

HZ1

HZ2

HZ3

HZ5

HZ4

HZ6

Werribee Mercy Hospital

Wyndham Private Hospital (proposed)

Werribee Golf Driving Range & Mini Golf

Melbourne Water

Victorian University Werribee Campus

Hoppers La

Victorian University

Suzanne Cory High School

Stella Maris Catholic Primary School

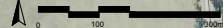
Point Cook College

Werribee Employment Precinct Master Plan

Werribee Employment Precinct Master Plan

map 2
native vegetation to be protected & which can be removed
point cook west native vegetation precinct plan

scale: 1:12,500 @ A4



LEGEND

- Native vegetation precinct plan
- Remnant patches to be removed (Plains grassy wetland)
- Degraded treeless vegetation to be removed (Natural temperate grassland)

Notes:
The entire precinct is Striped Legless Lizard habitat.
The area of Plains Grassy Wetland is potential Growing Grass frog habitat.

NVPP Table 1: Habitat Zones of native vegetation which can be removed

PROPERTY NUMBER	PROPERTY ADDRESS	HABITAT ZONE ID	EVC Name and No.	EPBC ACT LISTED ECOLOGICAL COMMUNITY Initials	SIZE Hectares
2	CA11D, Section B, Parish of Tarneit	HZ1	Plains Grassland PG132_61	Natural Temperate Grassland of the Victorian Volcanic Plan	0.030
2	CA11D, Section B, Parish of Tarneit	HZ2	Plains Grassland PG132_61	Natural Temperate Grassland of the Victorian Volcanic Plan	1.03
2	CA11D, Section B, Parish of Tarneit	HZ3	Plains Grassland PG132_61	Natural Temperate Grassland of the Victorian Volcanic Plan	0.19
2	CA11D, Section B, Parish of Tarneit	HZ4	Plains Grassland PG132_61	Natural Temperate Grassland of the Victorian Volcanic Plan	0.086
2	CA11D, Section B, Parish of Tarneit	HZ5	Plains Grassy Wetland PGW125	-	0.22
3	CA2A, Section C, Parish of Deutgam	HZ6	Plains Grassy Wetland PGW125	-	1.67

The native vegetation described in Table 1 and shown in Map 2 as native vegetation that 'can be removed' can be removed, destroyed or lopped under Clause 52.16-3 of the Wyndham Planning Scheme.

Only the native vegetation which is identified for removal in the Point Cook West NVPP applying to the land may be removed, lopped or destroyed without a permit, under this NVPP.

Before the removal, destruction or lopping of any native vegetation within the property the owner of the land from which the native vegetation is being removed must provide offsets consistent with this Native Vegetation Precinct Plan by either:

- Providing an allocated credit extract issued by the Department of Sustainability and Environment; or
- Preparing and submitting an Offset Plan to the satisfaction of the Department of Sustainability and Environment for the approval of the responsible authority. The Offset Plan must be approved prior to removal, destruction or lopping of any native vegetation.

4.1.1 Where an Offset Plan is required:

- Before the removal, destruction or lopping of any native vegetation the owner of the land from which the native vegetation is being removed must provide on-title security for the offset site to the satisfaction of the Department of Sustainability and Environment that provides for the implementation of the Offset Plan and pay the reasonable costs of the preparation, execution and registration of any on-title agreement.
- Offsets must be initiated within 12 months of the approval of the Offset Plan or before the removal of Very High Conservation Significance vegetation and be implemented according to the schedule of works in the offset plan to the satisfaction of the responsible authority. Before the removal, destruction or lopping of any native vegetation any native vegetation to be removed (in accordance with this NVPP) must be clearly marked on the site to the satisfaction of the responsible authority whilst works are being undertaken in the vicinity.

4.1.2 Where native vegetation removal will impact on an area of land identified as potential habitat for Striped Legless Lizard on the Threatened Species Action and Biodiversity Plan in the Point Cook West Precinct Structure Plan the following condition applies:

- The Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach (DSE2011) and Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan (DSE2011) must be implemented to the satisfaction of the Department of Sustainability and Environment before during and after the carrying out of any buildings or works or native vegetation removal and all specifications and requirements of the approved plan must be complied with.

4.1.3 Where native vegetation removal will impact on an area of land identified as potential habitat for Growling Grass Frog on the Threatened Species Action and Biodiversity Plan in the Point Cook West Precinct Structure Plan the following condition applies:

- Prior to the commencement of any building and works, a fully costed Growling Grass Frog Conservation Management Plan that directs salvage and translocation must be prepared to the satisfaction of the Department of Sustainability and Environment and be submitted to and approved by the responsible authority. The approved Growling Grass Frog Conservation Management Plan must be implemented to the satisfaction of the Department of Sustainability and Environment the responsible authority.

4.2 Requirements for removal of native vegetation

4.2.1 Offsets for native vegetation required under this NVPP must be provided in accordance with Victoria's Native Vegetation Management: A Framework for Action.

4.2.2 An Offset Plan must show offsets in relation to all native vegetation under this NVPP within the property to which this NVPP allows to be removed, to the satisfaction of the Department of Sustainability and Environment. The offsets are to be as set out in this NVPP. An Offset Plan must be prepared in accordance with the DSE Offset Plan Template available from the Department of Sustainability and Environment.

4.2.3 An offset site must be secured through an appropriate mechanism to the satisfaction of the Department of Sustainability of Environment. Where an offset is secured via an agreement, the agreement must be registered of the title to the land and provide for a native vegetation offset in accordance with the endorsed Offset Plan.

4.2.4 The offset requirements for native vegetation which can be removed, destroyed or lopped as described in Table 1 are set out in Table 2.

4.3 Offset calculations

NVPP Table: 2: Offset requirements for Habitat Zones for native vegetation

PROPERTY NUMBER	PROPERTY ADDRESS	HABITAT ZONE ID	EVC Name and No.	CONSERVATION STATUS	CONSERVATION SIGNIFICANCE	AREA OF HABITAT ZONE	HABITAT SCORE	HABITAT HECTARES	NET GAIN MULTIPLIER	NET GAIN TARGET
2	CA11D, Section B, Parish of Tarneit	HZ1	Plains Grassland PG132_61	Endangered	High	0.030	0.22	0.0066	1.5	0.0099
2	CA11D, Section B, Parish of Tarneit	HZ2	Plains Grassland PG132_61	Endangered	High	1.03	0.22	0.2266	1.5	0.34
2	CA11D, Section B, Parish of Tarneit	HZ3	Plains Grassland PG132_61	Endangered	High	0.19	0.22	0.0418	1.5	0.063
2	CA11D, Section B, Parish of Tarneit	HZ4	Plains Grassland PG132_61	Endangered	High	0.086	0.22	0.0189	1.5	0.0284
2	CA11D, Section B, Parish of Tarneit	HZ5	Plains Grassy Wetland PGW125	Endangered	High	0.186	0.30	0.0558	1.5	0.084
3	CA2A, Section C, Parish of Deutgam	HZ6	Plains Grassy Wetland PGW125	Endangered	High	1.455	0.30	0.4365	1.5	0.655

5.0 REFERENCE DOCUMENTS

Victoria's Native Vegetation Management: A Framework for Action, Department of Resources and Natural Environment, 2002

Werribee Employment Precinct: Targeted Flora and Fauna Surveys, Werribee, Victoria, Ecology Partners Pty Ltd, April 2010

Additional vegetation assessment within the Werribee Employment Precinct, Werribee, Victoria, Ecology Partners Pty Ltd, 10 December 2010

Developing Melbourne's Newest Sustainable Communities: Program Report, Department of Planning and Community Development

Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach, Department of Sustainability and Environment, 2002

Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan, Department of Sustainability and Environment, 2002

Biodiversity Precinct Planning Kit, Department of Sustainability and Environment.

5.1 Acronyms

EPBC Act – Environment Protection and Biodiversity Act 1999 (Commonwealth)

EVC – Ecological Vegetation Class

Ha – Hectares

HHa – Habitat Hectares

HZ – Habitat Zone

NTGVVP – Natural Temperate Grasslands of the Victorian Volcanic Plain

NVPP – Native Vegetation Precinct Plan

APPENDIX A

ROAD CROSS SECTIONS

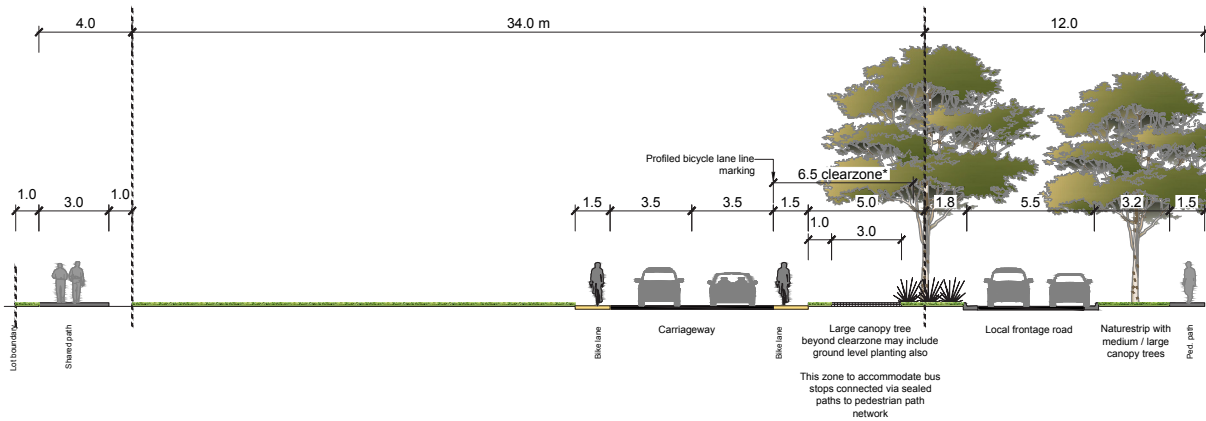


Figure 1: 34m Secondary Arterial

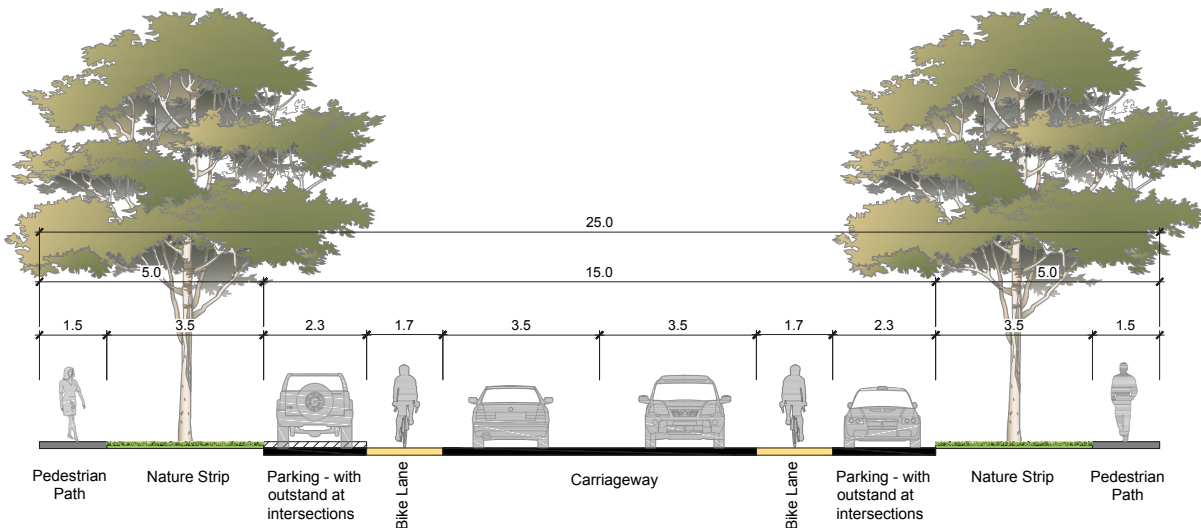


Figure 2: 25m Residential Connector Street

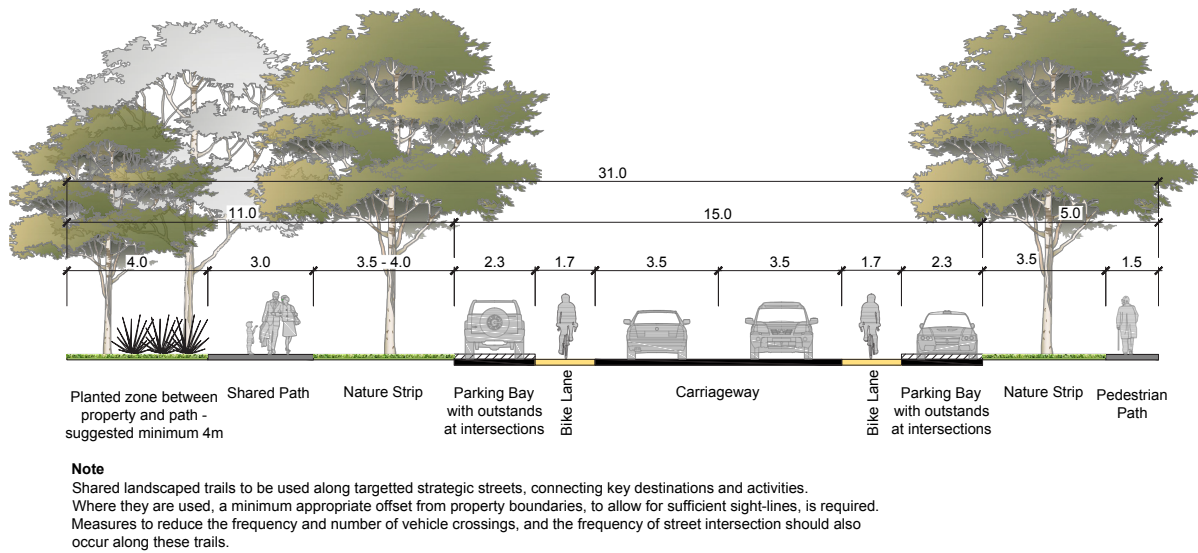


Figure 3: 31m Connector Street with Shared Landscape Trail

