

Kororoit

Precinct Structure Plan

June 2016



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Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.

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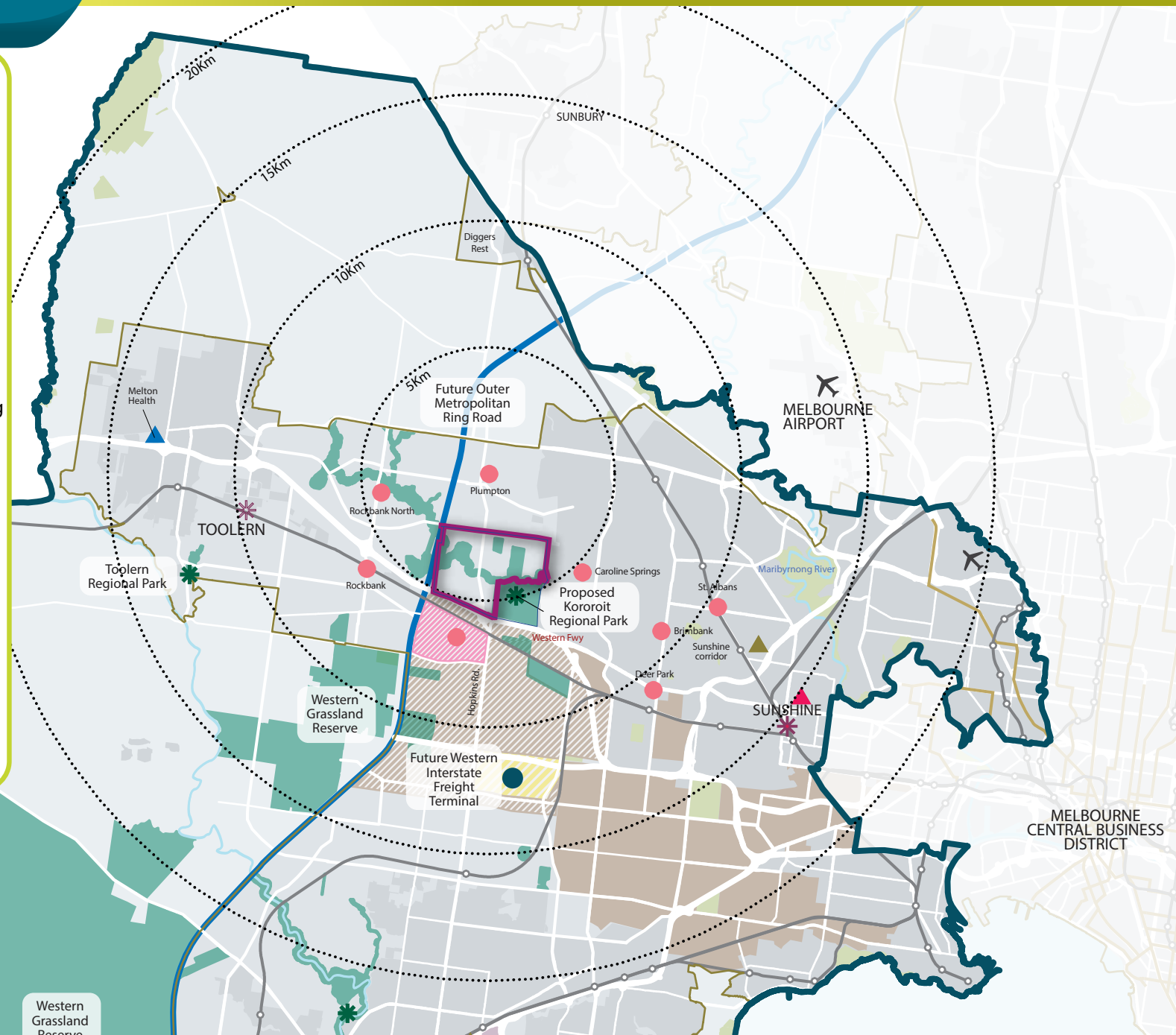
0 2.5 5 7.5 10 12.5km

MAP – WESTERN SUBREGION

SOURCE: DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE, 2014

- Western subregion boundary
- Metropolitan region
- Metropolitan urban boundary
- Urban area
- Road network
- Rail network
- Tram network
- Road initiative
- Metropolitan intermodal system terminal (indicative location)
- State significant industrial precinct – existing
- State significant industrial precinct – future
- Business and residential (as shown in growth corridor plans)
- Health/Education precinct
- Health precinct
- Education precinct
- Metropolitan activity centre – existing
- Metropolitan activity centre – future
- Activity centre – existing and future
- Regional open space – future
- Urban renewal area
- Biodiversity conservation area
- Major open space
- Waterway
- Airport

Note: This map is a diagrammatic of the structural elements of Plan Melbourne.



1.0 INTRODUCTION

The Kororoit Precinct Structure Plan (“the PSP”) has been prepared by the Metropolitan Planning Authority (MPA) in consultation with Melton City Council and with the assistance of Government agencies, service authorities and major stakeholders.

A PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support development.

This PSP guides proposed development within the Kororoit precinct (the Precinct).

Generally, the PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with relevant Victorian Government guidelines, including the MPA Precinct Structure Planning Guidelines, The *Victorian Planning and Environment Act, 1987* and the State Planning Policy Framework
- Enables the transition of non-urban to urban land
- Sets the vision for how land should be developed and the outcomes 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 objectives, guidelines and requirements for land use and development
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development
- Addresses the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) in accordance with an endorsed program under Part 10*
- Development must also comply with other Acts and approvals where relevant e.g. in the case of Aboriginal cultural heritage, compliance with the *Aboriginal Heritage Act 2006* is required.

The PSP is informed by:

- The State and Local Planning Policy Framework set out in the Melton Planning Scheme
- The *West Growth Corridor Plan*, June 2012
- *Plan Melbourne*, May 2014
- The *Biodiversity Conservation Strategy* and applicable Sub-Regional Strategies for Melbourne’s Growth Areas, June 2013
- The MPA *Precinct Structure Planning Guidelines*, 2008

The following document has been developed in parallel with the PSP to inform and direct the future planning and development of the Precinct:

- PSP 1078 Plumpton and PSP 1080 Kororoit Background Report

*On 5 September 2013 an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne’s Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

1.1 How to read this document

The Kororoit Precinct Structure Plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone or another zone where that zone references this PSP.

A planning application and 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 and guidelines 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 precinct 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.

Meeting these requirements and guidelines will implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant e.g. the *Environmental 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 Land to which the Precinct Structure Plan applies

Kororoit (PSP 1080) comprises 925.45 hectares of land located approximately 30 kilometres to the west of the Melbourne CBD. The Precinct is bounded by Taylors Road and the draft Plumpton PSP to the north, Monaghans Lane (north of Kororoit Creek), Kororoit Creek and Sinclairs Road (south of Kororoit Creek) to the east, the Western Freeway and draft Mt Atkinson and Tarneit Plains PSP to the south, and the Outer Metropolitan Ring road (OMR) reservation and approved Rockbank North PSP to the west.

The Kororoit PSP formerly comprised 1181 hectares of land and included the proposed Kororoit Regional Park. As the boundary for the proposed Kororoit Regional Park is still being confirmed, this part of the former PSP area (ie the land which is both south of the Kororoit Creek and east of Sinclairs Road) has been removed from the Kororoit PSP and will be subject to a future structure planning process.

1.3 Plumpton and Kororoit Infrastructure Contributions Plan (ICP)

The Plumpton and Kororoit ICP will set out the requirements for infrastructure funding across both Plumpton and Kororoit PSP areas. The ICP will be a separate document incorporated into the Melton Planning Scheme and will be implemented through an Infrastructure Contributions Plan Overlay (ICPO). The ICP is the subject of recent legislation, and final ministerial direction is still to be resolved. Therefore, the Plumpton and Kororoit ICP is still under preparation and will be developed following finalisation of the ministerial direction.

The infrastructure projects that are expected to be included in the ICP are listed in Table 9 of the PSP and shown on Plans 12 and 13.

1.4 Background Information

Background information on the precinct including its local and metropolitan context, history, landform and topography, biodiversity, drainage, open space, transport and community facilities is provided in the separate PSP 1078 Plumpton and PSP 1080 Kororoit Background Report. This report also references the various background technical studies that have informed preparation of the precinct structure plan.

Plan 2 - Precinct Features

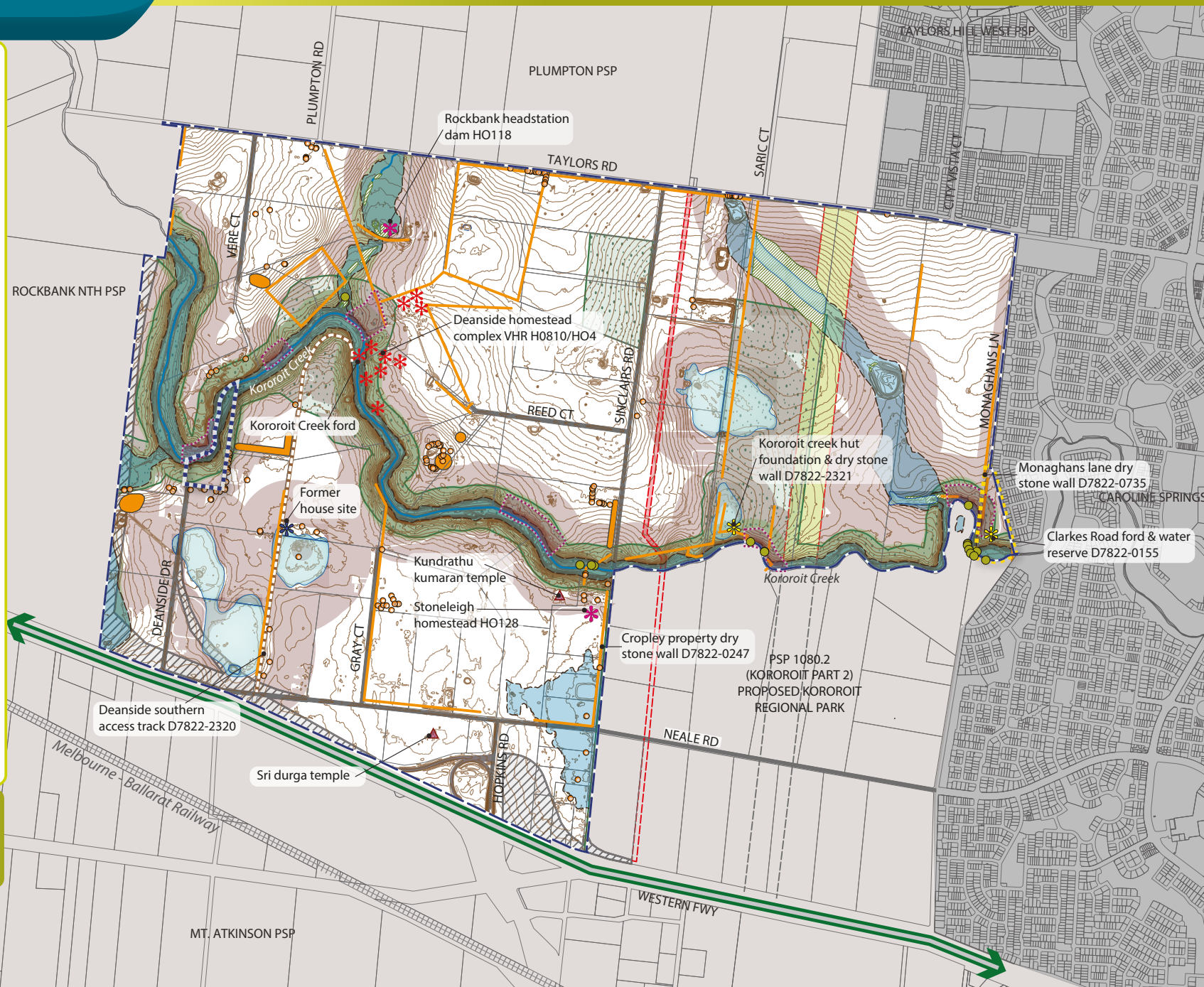
Kororoit Precinct Structure Plan

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- precinct boundary
- existing urban area
- future urban area
- contours (0.5m interval)
- existing waterway / drainage
- 1 in 100 year flood protection
- outer metropolitan ring (OMR) public acquisition overlay
- easement - gas pipelines
- easement - power lines
- existing roads
- dry stone walls
- nature conservation (biodiversity conservation strategy)
- indigenous trees
- group of exotic trees
- riparian vegetation
- wetlands
- exotic tree
- place of worship
- local heritage place
- state heritage place
- historical archaeological site
- area of historical archaeological likelihood
- area of cultural values
- area of Aboriginal cultural heritage sensitivity
- historic Deanside southern access track
- public land - rockbank public purposes reserve
- natural feature reserve - clarkes road streamside reserve

Note:
Areas of Aboriginal cultural heritage sensitivity shown on this plan is based on the predictive modelling & predictive sensitivity mapping prepared as part of the Kororoit Aboriginal Heritage Impact Assessment, 2014.



2.0 OUTCOMES

2.1 Vision

The meandering Kororoit Creek shapes the structure of the Kororoit precinct, emphasising its importance as habitat for the Growling Grass Frog, as a place of respite for local residents, and in the management of stormwater for the catchment area. The Creek will connect to grassland conservation areas supporting preservation of nationally significant species, and will contribute to retaining a sense of the rural landscape within the developing PSP area.

The Creek will form the backbone of a conservation and open space network which weaves together the proposed Kororoit Regional Park, sporting reserves, local parks, Kororoit tributaries, and north-south easements which will include shared paths connecting through to the Kororoit Creek trails. The open space network will provide wildlife corridors as well as opportunities for residents to walk, cycle and connect with nature as part of their everyday experience. Sporting reserves will be developed in a range of sizes to adapt to different sporting needs over time, and are located near waterways so that stormwater harvesting may be realised in future.

Employment in the town centres and live-work opportunities throughout Kororoit precinct area will be complemented by employment in the Plumpton Industrial and Business Precinct to the north and Mt Atkinson and Tarneit Plains precinct to the south, accessible along the future Hopkins Road. Convenient access to further job opportunities will be via a possible future rail station at Mt Atkinson, via bus services, and along the Western Freeway and future Outer Metro Ring road.

Diversity of dwelling sizes and types will provide affordable and flexible housing and live-work opportunities. The two Local Town Centres will offer shopping, community facilities, areas for small local enterprises and local services immediately adjacent to residential areas, which will give convenient access over the full life-cycle to enable ageing-in-place.

Walking and cycling to town centres, schools and parks will be the modes of choice along tree-lined streets with dedicated, off-road pedestrian and cycle paths. Historic dry stone walls will contribute to place-making and increase the appeal of walking and cycling along streets throughout the Precinct.

Significant Aboriginal heritage places along Kororoit Creek will be protected through respectful siting of new bridges which link communities to the south and north of the Creek. The Deanside Homestead Complex will become a treasured and more visible part of the local landscape through its proximity to a local park and the Kororoit Creek shared paths. Landscape links to related parts of its history, such as the dam wall to its north and the old walking track to the south, will cement its role in the post-contact development of the Kororoit PSP area.

Plan 3 - Future Urban Structure

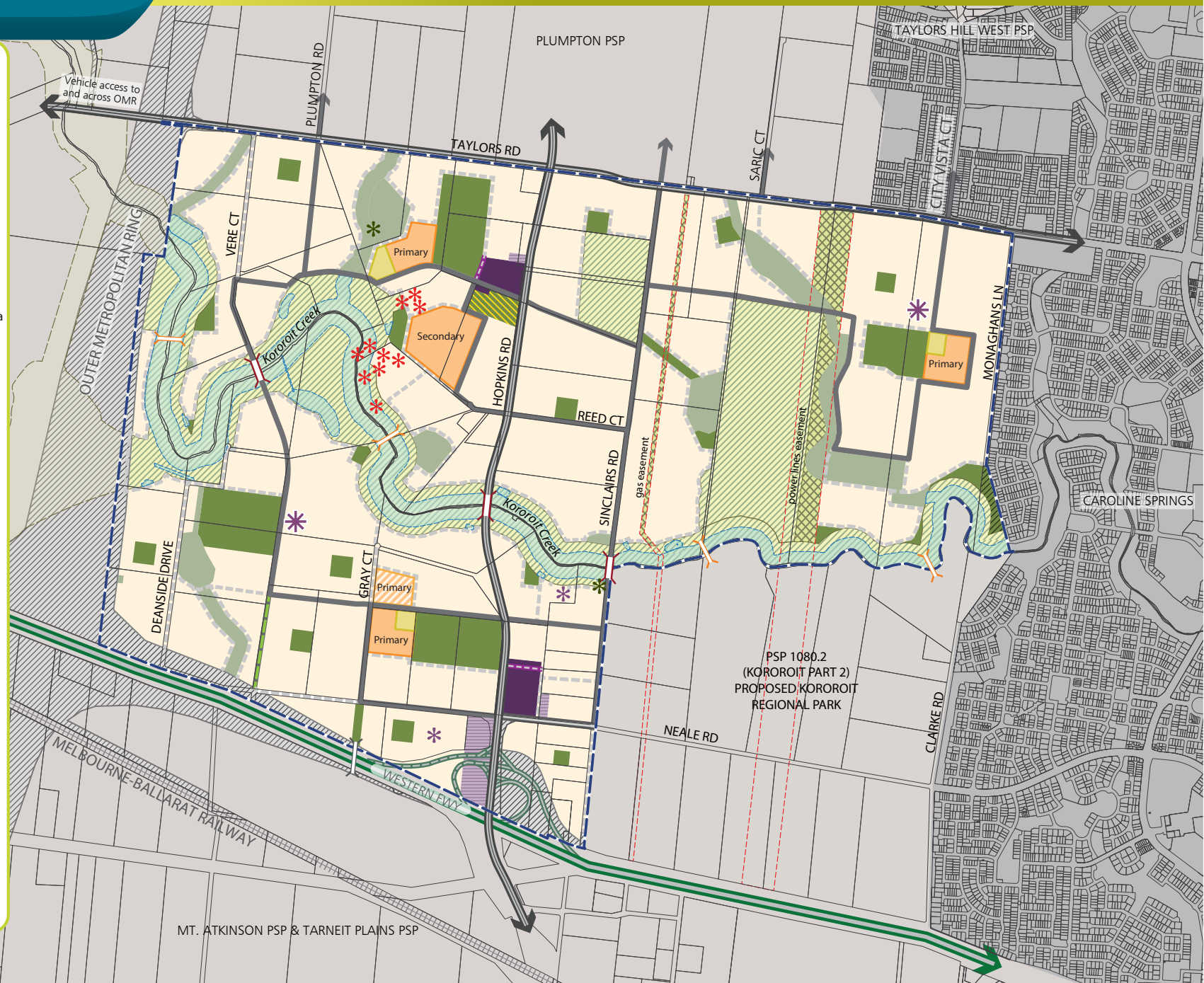
Kororoit Precinct Structure Plan

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- precinct boundary
- residential
- local town centre
- business
- local convenience centre
- government school
- potential non-government school
- community facilities
- indoor recreation
- service open space (drainage)
- service open space (drainage) in conservation area
- credited open space
- clarkes road streamside reserve
- conservation area
- public acquisition overlay
- easement
- arterial road (6 lanes)
- arterial road (4 lanes)
- connector street
- feature main street
- local access street
- deanside southern access track
- existing freeway access
- post OMR replacement freeway access
- local significant heritage place
- state significant heritage place
- place of worship
- bridge
- pedestrian bridge
- pedestrian bridge (freeway)
- existing urban area
- future urban area

NOTE:
 For open space details see plan 06
 For local street hierarchy see plan 08



2.2 Key Objectives

The development of the Kororoit PSP area is guided by a set of key development objectives.

Development within Kororoit will seek to:

OBJECTIVES	
IMAGE & CHARACTER, HERITAGE & HOUSING	
01	Deliver a minimum of 9,200 new homes across the Precinct at a density that promotes housing choice through the delivery of a range of lot sizes capable of accommodating a variety of dwelling types (16.5 dwellings per residential net developable hectare average in residential areas, with medium to higher densities within and adjacent to town centre areas and areas identified in Plan 5).
02	Identify, retain and celebrate places of Aboriginal cultural heritage significance within the precinct, including along Kororoit Creek.
03	Encourage a strong sense of place through the protection, enhancement and interpretation of places of post-contact cultural heritage significance, in particular the Deanside Homestead Complex (VHR H0810/HO4), the Rockbank Headstation Dam (HO118), Stoneleigh Homestead (HO128), and dry stone walls in the Precinct.
04	Create a cultural heritage trail along the Kororoit Creek which interprets places of Aboriginal and post-contact cultural heritage, which is integrated with the existing cultural heritage trail network to the east in Caroline Springs and Burnside.

EMPLOYMENT AND TOWN CENTRES	
05	Deliver over 2,000 local jobs through capitalising on the opportunities of the local context including the growing residential population; existing and proposed roads, including the future extension of Hopkins Road which will connect the Princes Highway to the Melton Highway (and possibly through to Sunbury in future); the future Outer Metropolitan Ring road; and the possible future rail station at Mt Atkinson.
06	Develop a Local Town Centre which leverages off the existing Neale Road and Hopkins Road intersection to enable early delivery of retail and other services to the growing community.
07	Develop a Local Town Centre which leverages off the future extension to Hopkins Road, sports reserves and the indoor recreation centre; and whose sense of places is shaped by connections to the Deanside Homestead Complex and Kororoit Creek beyond.
08	Provide lower-cost, flexible space for a range of business and services to locate in or near the two Local Town Centres, to enable these centres to adapt and evolve over time.
09	Ensure the Local Town Centres deliver high amenity public space; prioritise access for walking, cycling and public transport; and are clearly identified at gateway sites along Hopkins Road and Neale Road.
010	Encourage the provision of Local Convenience Centres in the north-east and south-west of the Kororoit PSP area, without compromising the functions and roles of nearby town centres.

OPEN SPACE AND COMMUNITY FACILITIES	
011	Develop an open space network which connects to local and regional destinations including the proposed Kororoit Regional Park, the Mt Atkinson volcanic cone area, the Western Grasslands Reserve and town centres at Caroline Springs, Plumpton, Rockbank North and Mt Atkinson.
012	Encourage walking, cycling and other recreation opportunities by providing connections between the various elements of the open space network including along streets, local parks, sports reserves, public plazas, Kororoit Creek and other natural and constructed waterways, gas and powerlines easements, and the proposed Kororoit Regional Park.
013	Deliver a high quality landscaped interface between nature conservation areas and surrounding development and enable appropriate community access to foster appreciation of these areas, while protecting significant species.
014	Maximise the open space and conservation benefits of the powerlines and gas easements, which run north-south through the Precinct, through developing a shared path within each, and complemented by landscaping and recreational uses within the powerlines easement (north of the Kororoit Creek only).
BIODIVERSITY AND THREATENED SPECIES	
015	Contribute to the long term conservation of significant flora and fauna species through protection of habitat, particularly along the Kororoit Creek and in Conservation Areas 1 and 2.
016	Deliver sensitive interfaces with conservation areas using tailored road interface cross sections.

TRANSPORT AND MOVEMENT	
017	Provide safe, continuous and inviting paths of travel for pedestrian and cyclists to key destinations and trails, including the Plumpton Major Town Centre to the north; Local Town Centres; schools and community hubs; shared paths along waterways and easements; and to the Kororoit Creek and proposed Kororoit Regional Park.
018	Create a clear and legible street network that provides straightforward connections to the wider public transport and road network.
019	Maximise use of public transport by providing an efficient bus-capable road network that services key destinations throughout the precinct.
INTEGRATED WATER MANAGEMENT AND UTILITIES	
020	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, responds to local soil types, minimises flood risk, ensures waterway health, and contributes towards a sustainable and green urban environment.
021	Ensure sensitive land uses are located outside the measurement length of the high pressure gas transmission pipelines where possible and that construction is managed to minimise risk of any adverse impacts.

PRECINCT INFRASTRUCTURE AND STAGING	
O22	Deliver Hopkins Road and associated waterway crossing early in the staging of the Precinct, to open up access to the Deanside Local Town Centre and to the Plumpton Major Town Centre and the Business and Industrial Precinct to the north, and to reduce pressure on existing and proposed connector streets.
O23	Deliver two new and upgraded north-south connector streets and associated bridges over Kororoit Creek which leverage off the existing Sinclairs Road, and which bring together communities on the north and south sides of the Kororoit Creek.
O24	Provide all lots with potable water, third pipe, electricity, reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant authority.
O25	Deliver cohesive and integrated neighbourhoods by co-ordinating development with the delivery of key local and state infrastructure.

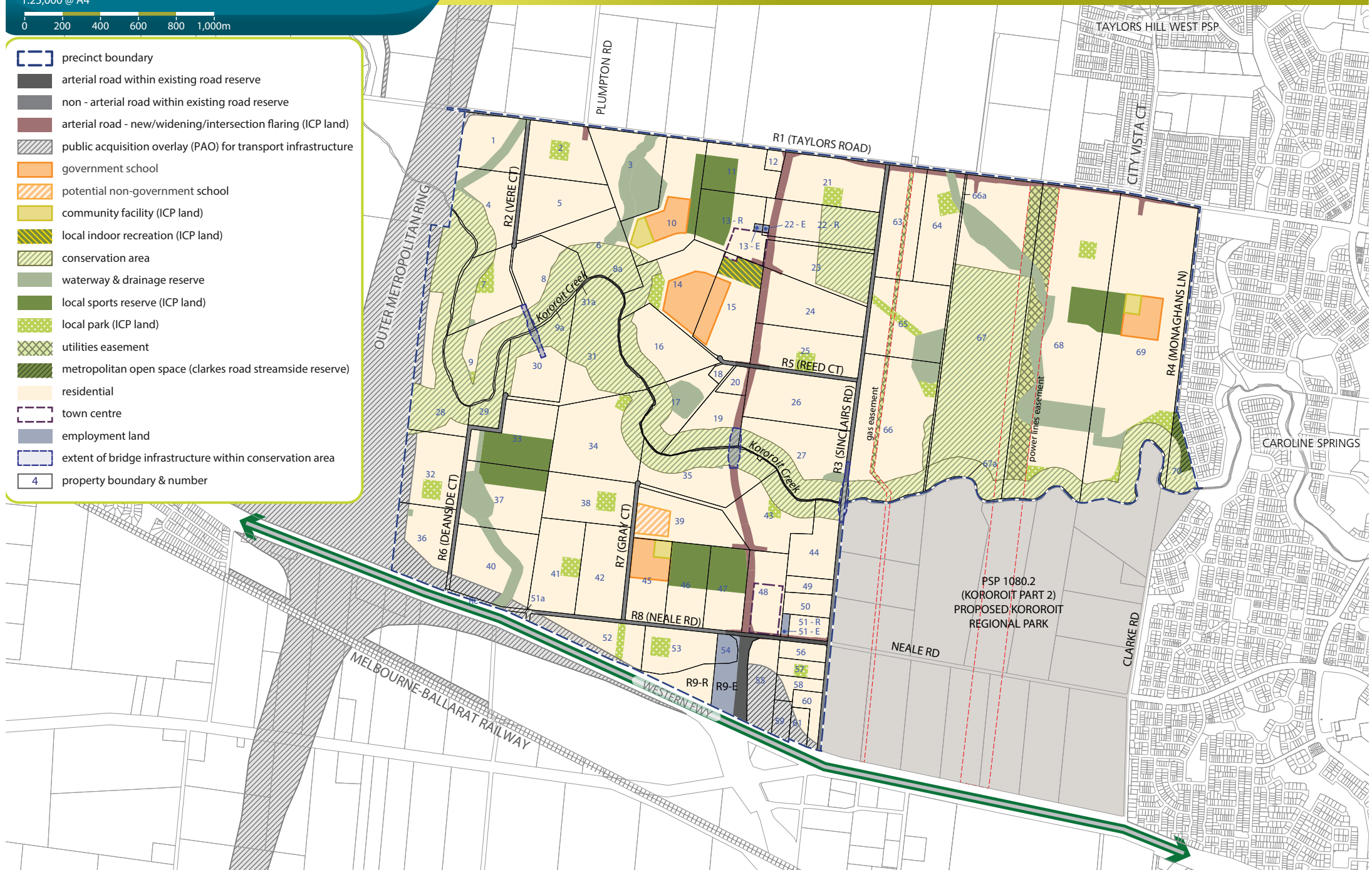
Plan 4 - Land Use Budget

Kororoit Precinct Structure Plan

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- precinct boundary
- arterial road within existing road reserve
- non - arterial road within existing road reserve
- arterial road - new/widening/intersection flaring (ICP land)
- public acquisition overlay (PAO) for transport infrastructure
- government school
- potential non-government school
- community facility (ICP land)
- local indoor recreation (ICP land)
- conservation area
- waterway & drainage reserve
- local sports reserve (ICP land)
- local park (ICP land)
- utilities easement
- metropolitan open space (clarkes road streamside reserve)
- residential
- town centre
- employment land
- extent of bridge infrastructure within conservation area
- property boundary & number



2.3 Summary Land Use Budget

The Kororoit PSP land use budget in Table 1 provides a summary of the land required for transport, community facilities, government education facilities, and open space and identifies the total amount of land available for development.

The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA).

The GDA for the Kororoit Precinct is 925.45 hectares, with a total NDA of 530.87 hectares. The residential NDA is 525.27 hectares, meaning approximately 56.76% of the land within the Kororoit PSP area is available for residential development, while 5.60 hectares, or 0.61% of the land, is available for predominantly employment uses.

Based on a residential development yield average of 16.5 dwellings per net developable hectare, and including medium densities of up to 25 dwellings per hectare as per Plan 5 in some locations, the Kororoit PSP will generate at least 9,200 dwellings to accommodate 25,875 residents.

Table 1 Summary Land Use Budget

DESCRIPTION	PSP 1080		
	HECTARES	% PRECINCT	% OF NDA
TOTAL PRECINCT AREA (HA)	925.45		
TRANSPORT			
Arterial Road - Existing Road Reserve	7.73	0.83%	1.46%
Arterial Road - Public Acquisition Overlay	24.49	2.65%	4.61%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	15.95	1.72%	3.00%
Non-Arterial Road - Retained Existing Road Reserve	15.23	1.65%	2.87%
Sub-total Transport	63.39	6.9%	11.94%

DESCRIPTION	PSP 1080		
	HECTARES	% PRECINCT	% OF NDA
EDUCATION, COMMUNITY & GOVERNMENT			
Government School	18.90	2.04%	3.56%
Potential Non-Government School	2.60	0.28%	0.49%
Local Community Facility (ICP land)	2.80	0.30%	0.53%
Local Indoor Recreation (ICP land)	2.50	0.27%	0.47%
Sub-total Community & Education	26.80	2.9%	5.05%
OPEN SPACE			
SERVICE OPEN SPACE			
Conservation Reserve	191.30	20.67%	36.04%
Waterway and Drainage Reserve	43.44	4.69%	8.18%
Utilities Easements	15.83	1.71%	2.98%
Sub-total Service Open Space	250.58	27.08%	47.20%
CREDITED OPEN SPACE			
Local Sports Reserve (ICP land)	35.40	3.8%	6.67%
Local Network Park (ICP Land)	16.96	1.8%	3.19%
Sub-total Credited Open Space	52.36	5.7%	9.86%
REGIONAL OPEN SPACE			
Metropolitan Open Space (state funded)	1.45	0.2%	0.27%
Sub-total Regional Open Space	1.45	0.2%	0.27%
Total Open Space	304.38	32.9%	57.34%
TOTAL NET DEVELOPABLE AREA (NDA) HA	530.87	57.36%	
TOTAL NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA	525.27	56.76%	
TOTAL NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA	5.60	0.61%	

RESIDENTIAL LOCAL OPEN SPACE (EXPRESSED AS % OF NDAR)	HECTARES	% OF NDAR
Local Sports Reserve (ICP land)	35.40	6.74%
Local Network Park (ICP land)	16.96	3.23%
Sub-total	52.36	9.97%
TOTAL OPEN SPACE	52.36	9.86%



- precinct boundary
- deanside local town centre community hub
- deanside local town centre
- kororoit local town centre community hub
- kororoit local town centre
- kororoit west local convenience hub
- kororoit east convenience hub
- residential
- medium density housing
- local convenience centre
- community hub walkable catchment (400 metres)
- town centre catchment (one kilometre)
- viewlines

