



Tarneit North

PRECINCT STRUCTURE PLAN



Tarneit North

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partners in planning and infrastructure coordination



Building new parks, schools & local town centres for Tarneit North

The Metropolitan Planning Authority (MPA) in conjunction with Wyndham City Council is planning for a new community in Tarneit North bounded by Boundary, Davis, Leakes and Derrimut Roads.

The Tarneit North Precinct Structure Plan (PSP) is now at public consultation stage. This brochure provides an overview of the future land uses and development in Tarneit North and explains how you can find out more and make your views known.

This new community will be connected to employment and services in the region by the new Regional Rail Link station at Tarneit, expected to open in 2014, and the future planned station east of Davis Road. The precinct will have an extensive open space and trail network, linking residents to town centres, services and transport.

The PSP envisages the creation of 9,900 dwellings, based around two local town centres with supermarkets and speciality shops, community facilities and schools. The PSP will also create areas for business and industry, leading to the generation of more than 7,000 jobs.

Improvements to the arterial road network are also planned, including the construction of Boundary Road and funding for the duplication of Leakes and Dohertys Road. The wider arterial network is designed to maximise provision for pedestrians and cyclists as well as the planting of large avenue street trees.

The character of the existing landscape will be enhanced through the retention of heritage elements, such as dry stone walls and bluestone buildings, and the protection of creeks and waterways. Four large sport reserves will be provided, co-located with schools and community services.

The MPA wishes to hear your views before finalising the plan. Please provide your comments to the Metropolitan Planning Authority in writing by **Friday 9 May, 2014**.

See plan overleaf for proposed layout and details...

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of draft Amendment C188 to the Wyndham Planning Scheme, the draft planning permit applications and associated documents are available from the Metropolitan Planning Authority or City of Wyndham websites:

www.mpa.vic.gov.au | www.wyndham.vic.gov.au

You can also review these documents in hardcopy during business hours at the locations listed below:

METROPOLITAN PLANNING AUTHORITY

Level 29
35 Collins Street MELBOURNE VIC 3000
Phone: (03) 9651 9600

WYNDHAM CITY CIVIC CENTRE

Municipal Offices
45 Princes Highway WERRIBEE 3030
Phone: (03) 9742 0777

If you wish to comment on draft Amendment C188 to the Wyndham Planning Scheme, comments must be made to the MPA at the postal address below or via e-mail to amendments@mpa.vic.gov.au. Please ensure that any comments in respect of draft Amendment C188 to the Wyndham Planning Scheme are received by Friday 9 May 2014.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves the plan and grant the associated planning permits in accordance with the Planning and Environment Act 1987.

INFORMATION SESSION

An informal information session will be held where you can view plans and documents for the Tarneit North PSP and ask questions about the proposals.

Monday 28 April, 2014 4.00pm-7.00pm

Tarneit Community Learning Centre, 150 Sunset Views Boulevard, Tarneit (Melway Ref: 202 G2)

FURTHER INFORMATION

METROPOLITAN PLANNING AUTHORITY

Anna Batters, Senior Precinct Structure Planner
anna.batters@mpa.vic.gov.au (03) 9651 9600

Bonnie Colman, Senior Urban Planner
bonnie.colman@mpa.vic.gov.au (03) 9651 9600

WYNDHAM CITY COUNCIL

Elio Comello, Strategic Planning Coordinator
pspfedback@wyndham.vic.gov.au (03) 9742 0777

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.

COLLECTION NOTICE FOR CONSULTATION / SUBMISSIONS

Consultation, including receiving submissions, is necessary for the MPA to perform its functions of planning, use, development and protection of land in the growth areas under s46AS of the Planning and Environment Act 1987.

The primary purpose of submissions is to ensure a consultative process that gives all parties an opportunity to inform the development and refinement of a Precinct Structure Plan, and the MPA considers that it is important that all submissions received are made available as part of the consultation process.

Accordingly, submissions will be made available for public inspection at the premises of the Metropolitan Planning Authority (MPA) until two months after gazettal of the resulting planning scheme amendment.

Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request during the same period as above. Information contained within submissions may also be used for other planning purposes undertaken by the MPA such as corridor plans and biodiversity studies.

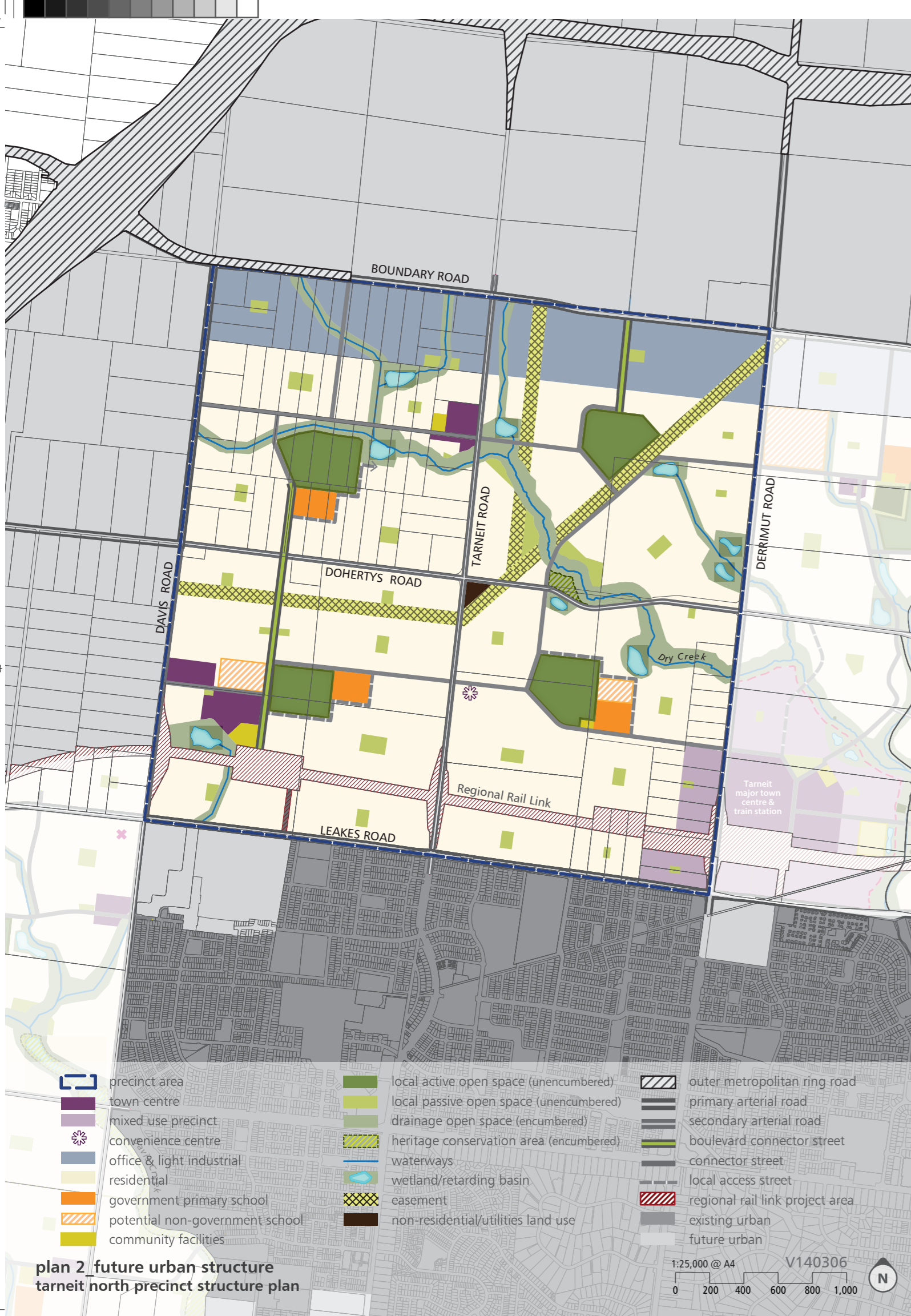
Further information on privacy of information can be found at www.mpa.vic.gov.au or by phoning the MPA (9651-9600).

Copyright: By making a submission, authors give permission for copies of their submissions to be made public and provided to interested parties.

CONTACT US

Metropolitan Planning Authority
Level 29, 35 Collins Street, Melbourne VIC 3000
Phone: (03) 9651 9600 Fax: (03) 9651 9623
info@mpa.vic.gov.au www.mpa.vic.gov.au

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plan 2. future urban structure
tarneit north precinct structure plan

PROPOSED CHANGES TO THE WYNDHAM PLANNING SCHEME AMENDMENT C188 (TARNEIT NORTH PSP)

- Incorporates a new document into the planning scheme by listing it in the Schedule to Clause 81.01:
 - Tarneit North Precinct Structure Plan, March 2014
- Introduces and applies Schedule 13 to the Urban Growth Zone (UGZ13) to land in the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the incorporated Tarneit North Precinct Structure Plan;
- Rezones land along the Dry Creek and its tributary to the west from Urban Floodway Zone (UFZ) and Rural Conservation Zone (RCZ) to Urban Growth Zone Schedule 13 (UGZ13);
- Introduces Schedule 7 to the Special Use Zone (SUZ7);
- Rezones the transmission line easement land running through the north east and centre of the precinct from Farming Zone (FZ2) to Schedule 7 to the Special Use Zone (SUZ7);
- Removes the Environmental Significance Overlay Schedule 1 (ESO1) and Environmental Significance Overlay Schedule 2 (ESO2) from the amendment area;
- Requires public open space contributions in the Tarneit North Precinct Structure Plan area when land is subdivided by amending the Schedule to Clause 52.01;
- Applies the Public Acquisition Overlay (PAO1) to land to the west of Derrimut Road to allow for the widening and construction of the future road;
- Removal of the covenant to the land at 585 Derrimut Road, Tarneit;
- Update Clause 52.37 to exempt all land within UGZ10, UGZ11 and UGZ13 from the need to seek a permit to remove any dry stone walls.
- Applies a Local Development Contributions Plan (DCPO15) to the fragmented land in the north-west square mile of the Tarneit North PSP to provide contributions for connector roads, connector road bridges, shared paths and passive open space.

PLANNING PERMITS

The Tarneit North PSP is being exhibited with six concurrent planning permit applications for subdivision of land.

These more detailed subdivision plans will be the first residential development delivered in Tarneit North and will also make a vital contribution toward the delivery of new, as well as the upgrading of existing infrastructure. Combined, the permits will allow for the construction of 3,300 new homes, deliver 10 new parks and a new sporting reserve, extend the network of paths along Dry Creek and set aside land for three new schools.

The six subdivisions will generate approximately \$51 million of funds through the Wyndham North Development Contributions Plan for new local infrastructure, including roads, sporting reserves and community centres. It will also generate approximately \$27 million of funds through the Growth Area Infrastructure Charge, which will go toward provision of state infrastructure such as public transport, health and education facilities.

Application Number WYP6865/13

Amex Corporation Pty Ltd
c/- Tract Consultants Pty Ltd
Subdivision for 1,155 lots
1030 Tarneit Road, Tarneit (Lot 1 PS PS701127)

Application Number WYP6863/13

The Corcoris Group
Subdivision for 438 lots
1121 Dohertys Road, Tarneit (Lot 1, PS 7063372B)
and 5 Tarneit Road, Tarneit (Lot 5, PS 701126U)

Application Number WYP6862/13

Tarneit West Development Pty Ltd
Subdivision for 813 lots
Leakes Rd, Tarneit (Lot 1 & 2, PS097350)
Leakes Rd, Tarneit (Lot 4, PS701126U)
695 Derrimut Rd, Tarneit (Lot 3, PS086659)

Application Number WYP7245/14

Tarneit Junction Pty Ltd
Subdivision for 82 lots
575 Derrimut Road, Tarneit (Lot 5, PS701125W)
585 Derrimut Road, Tarneit (Lot 4, PS701125W)

Application Number WYP6864/13

Amex Corporation Pty Ltd c/- Tract
Consultants Pty Ltd (Leakes Rd)
Subdivision for 294 lots
Tarneit Road, Tarneit (Lot A PS 701127)

Application Number WYP6826/13

Peet Limited
Subdivision for 303 lots
830 Leakes Road, Tarneit (Lot 6, PS701126)

