

PSP 1067 & 1096

Donnybrook / Woodstock

Precinct Structure Plan

Part A Submission - GC28
Amendment to the Whittlesea
and Mitchell Planning Scheme

Panel Hearing
Commencing 16 May 2016
Heard at Melbourne

April 2016

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PART A

Introduction & Amendment overview

1. Introduction

This submission is made on behalf of the Metropolitan Planning Authority (MPA).

The MPA is the Planning Authority for Amendment GC28 to the Whittlesea and Mitchell Planning Scheme (the Amendment).

The Amendment has been prepared by the MPA in collaboration with the City of Whittlesea (CoW) and Mitchell Shire Council with the support of the relevant stakeholders, landowners and government agencies.

Formal exhibition of the Amendment commenced on 19 November 2015, and concluded on 21 December 2015. A total of 34 submissions have been received. The MPA has worked extensively with Council, developers, landowners and other stakeholders including State agencies to resolve as many of the submissions as possible. An unresolved submissions table has been provided in Appendix 1.

2. Preliminary matters – Panel directions

2.1. Formal response to all submissions

A summary of unresolved submissions accompanies this submission, which details the matters which the MPA consider to be outstanding and require referral to the Panel. A list of changes is also provided which sets out the MPA's position in response to the matters raised by the submitters and what changes are intended to be made to the documents to address these issues.

Since the exhibition of the proposed amendment the MPA has meet with submitters to discuss the range of issues. Where possible officers from the City of Whittlesea, Mitchell Shire and relevant State Agencies have been present and contributed to the discussions that have led to the resolution of issues. These discussion have resulted in proposed changes to the PSP and associated documents. A comprehensive list of all changes agreed to thus far is provided in Appendix 2 - Changes Matrix.

In its Directions dated 13 April 2016 the panel requested specific details in relation to the following matters:

- Explanation of temporary access roads. This is provided on page 29 of this submission.
- Clarify designation of dry stone walls. This is provided on page 32 of this submission.

2.2. Proposed changes to documents table

If required, any further changes to the documents from what was circulated on the 29 April 2016 will be tabled on Day 1 of the Panel Hearing.

3. Whole of Government Position

The position presented by the MPA in this submission represents a whole of government submission. The MPA received submissions from a number of State government agencies and departments, and the following submission represents the agreed position of the following:

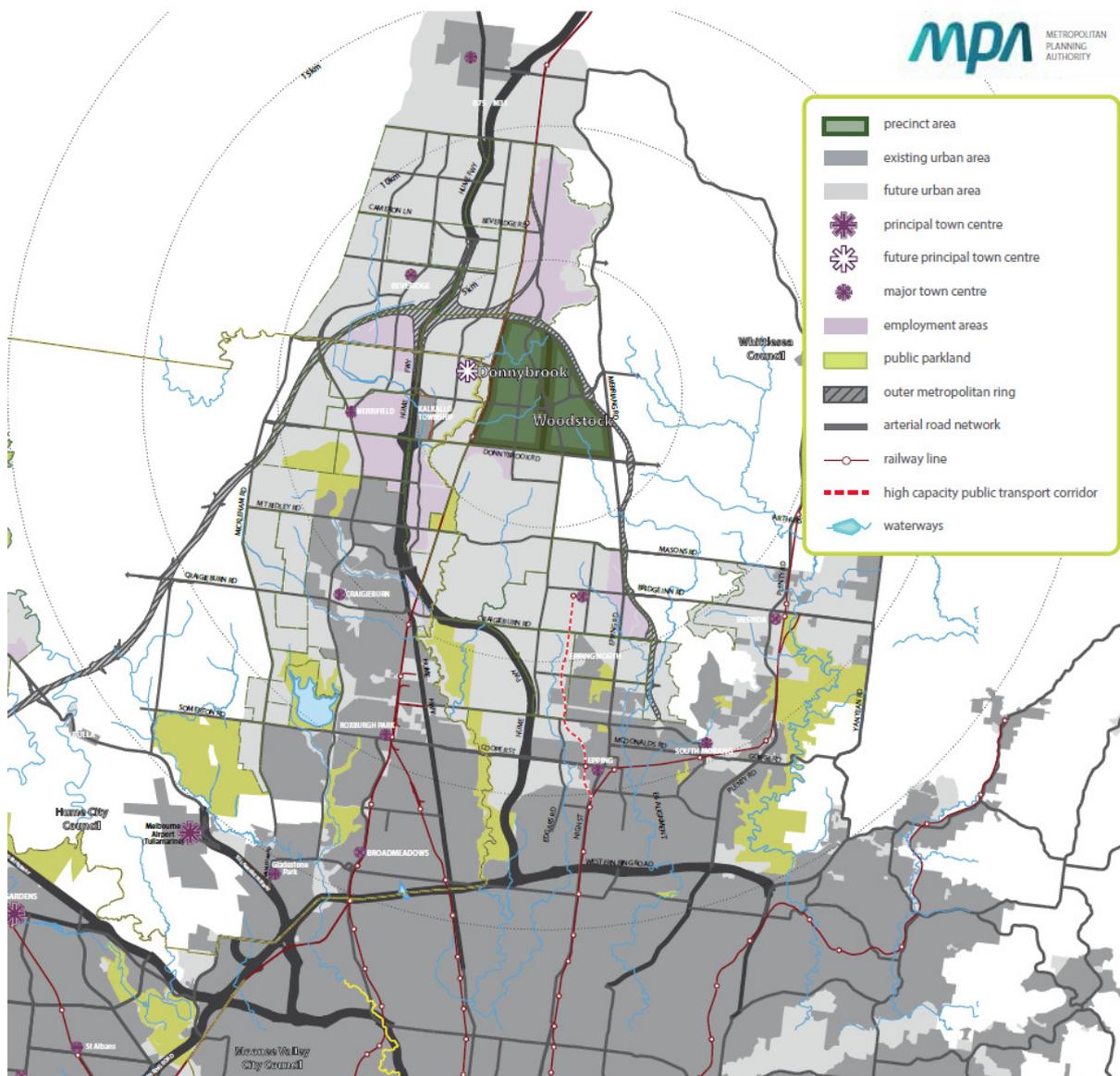
- Department of Environment, Land, Water and Planning
- Melbourne Water
- VicRoads
- Public Transport Victoria
- Country Fire Authority.

MPA also appears on behalf of the above State government departments and agencies at the Panel hearing.

4. Local Context

The majority of the precinct is located in the City of Whittlesea with a portion of the precinct located north of Merri Creek located in the Shire of Mitchell. The Donnybrook and Woodstock PSP's (PSP 1067 and 1096 respectively) have been prepared simultaneously as one PSP. The Donnybrook/Woodstock PSP (the precinct) is located approximately 35 kilometres north of Melbourne's Central Business District and covers an area of approximately 1786 hectares of land as illustrated in Figure 1.

Figure 1 Context Plan



4.1. Surrounding land use and development

The Precinct is located approximately 35 kilometres north of Melbourne's Central Business District covering an area of approximately 17.8 square kilometres. The southern boundary of the precinct is Donnybrook Road and stretches from the east side of the Melbourne-Sydney Railway to Epping / Merriang Road, a distance of approximately 5.3 km. At the eastern edge the precinct has a frontage to Merriang Road for approximately 1.5 km to where the future alignment of the OMR/E6 and Urban Growth Boundary cross. The western boundary of the precinct is formed by the Melbourne-Sydney Railway for approximately 5.1km where it also abuts the approved Lockerbie PSP. The Lockerbie Principal Town Centre (PTC), the major centre planned to service the region. Located on the south side of Donnybrook Road is the future PSP area 1069. The City of Whittlesea has commenced the initial stages of planning for this area which will comprise an employment and residential PSP. The recently completed English Street PSP is located south west of the precinct (PSP 25.2). The Craigieburn North Employment Area Precincts (PSP 25.1) abuts the Merri Creek and is adjacent to the English Street PSP is currently being finalised by the MPA following receipt of the Panel report for Amendment C--- to the Hume Planning Scheme.

4.2. Rail services and bus network

Fixed rail public transport is available via V/Line services along the Melbourne-Sydney Railway with an existing station at Donnybrook. It is expected that services will be upgraded progressively as the area develops. A new station is planned for the Lockerbie Principal Town Centre and the Donnybrook/Woodstock PSP makes for provision for access to the new station from the east side of the precinct.

Currently, no bus routes service the area in which the precinct is located. However the provision of a future bus capable road network is proposed.

4.3. Open space

The development of the precinct will establish a conservation area network comprising an area approximately 394ha under the State/Commonwealth agreed Biodiversity Conservation Strategy (BCS). This area comprises conservation area for Nature Conservation, Growling Grass Frog habitat and Open Space. This substantial area is located along the environs of the Merri Creek and guarantees this areas preservation. In accordance with the requirements of the BCS this area will provide opportunities for limited recreation activity.

Hayes Hill, a remnant volcanic cone in the central south of the Precinct will be retained in a largely natural state to serve the Precinct as a defining landscape feature. The Merri Creek and Darebin Creek corridors provide key conservation and linear landscape assets for the precinct. The creek corridors will be retained and habitat reinstated for the Growling Grass Frog (GGF) in considering with the Biodiversity Conservation Strategy (BCS) and the Sub- Regional Strategy for the GGF with State and Federal approval.

The precinct plans for the development of a network of local sports reserves and local parks located throughout the precinct which have been located to provide walking and cycling connectivity the broader precinct.

5. Framework for Growth Area Development

Growth area planning is guided by a hierarchy of plans prepared by state and local governments at a municipal or precinct level. The hierarchy of plans provide the framework for growth area planning and development and seek to achieve the objectives of the *State Planning Policy Framework*.

5.1. Background

The Urban Growth Boundary (UGB) designates the long-term limits of urban development and where non-urban values and land uses should prevail in metropolitan Melbourne.

The UGB first came into effect in 2002 in conjunction with the release of *Melbourne 2030*. This plan establishes the long term plan for land within the UGB, including the intention to review the boundary at an appropriate time in the future.

Melbourne at 5 Million in 2008 and the subsequent *Delivering Melbourne's Newest Sustainable Communities Program Report 2009* facilitated the expansion of the UGB in 2010. It was at this time that the land which forms the Quarry Hills precinct was brought into the UGB.

Work on Melbourne's Growth Corridor Plans began in 2011, with consultation at the end of the same year. These plans were formally approved by the Minister of Planning in mid-2012. These are discussed in more detail below.

5.2. Growth Corridor Plans: Managing Melbourne's Growth

The *Growth Corridor Plans: Managing Melbourne's Growth* (GCP) are high level integrated land use and transport plans that provide a strategy for the development of Melbourne's growth corridors over the next thirty to forty years.

These plans will guide the delivery of key housing, employment and transport infrastructure and open space in Melbourne's newest metropolitan suburbs.

The GCP identifies:

- The long term pattern of land use and development;
- Committed transport networks as well as network options for investigation;
- Committed regional open space networks as well as investigation sites; and
- Opportunities for creating green corridors.

The GCP informs the development and review of local planning schemes and the preparation of future strategies, structure plans and other planning tools. They also provide a strategic basis for infrastructure and service planning as well as sequencing of land release.

The preparation of PSPs is the primary vehicle for the implementation of the GCP.

The North Growth Corridor Plan covers Melbourne's northern corridor and includes large areas of the City of Whittlesea, Hume City Council and Mitchell Shire Council. The Donnybrook and Woodstock precinct lies within the North GCP.

The North GCP outlines key existing and future infrastructure items in direct proximity to the precinct that will provide direct or flow-on benefits to future residents in the area, including:

- Roads and public transport;
- The Melbourne-Sydney rail line will act as an integral part of the Northern Growth Corridor with development opportunities focused around this asset;
- Planning for connected high capacity public transport corridor with the potential for rail;
- Bus capable roads within the precinct for local bus routes;
- E6 transport corridor / Outer Metropolitan Ring road;
- The Hume Freeway;
- Community, health and education facilities;
- La Trobe University and RMIT at Bundoora, Kangan Institute at Broadmeadows and Craigieburn and NMIT at Epping and Greensborough will provide the northern corridor with post compulsory education opportunities;
- Northern Hospital at Epping and Kilmore and District Hospital are currently are being expanded
- Primary, secondary and tertiary health services provided by the Northern Hospital, Epping and development of super clinics at Wallan and South Morang;
- Donnybrook and Mickleham town centres will provide comprehensive and specialist education health and community facilities;
- Employment;
- Broadmeadows Metropolitan Activity Centre is expected to be the primary regional centre of the North Corridor, complemented by Epping primary town centre and a new principal town centre at Donnybrook as well as a network of existing and planned major town centres across the corridor;
- New major town centres are identified at Mickleham, South West Beveridge, Wollert, South Morang and Mernda;
- Industrial employment precincts at Wollert, Mickleham and Donnybrook Road
- Open space and biodiversity;
- Protection of the Darebin Creek and Merri Creek via the Biodiversity Conservation Strategy;
- Suitable habitat along the Darebin Creek for Growling Grass Frog;
- Metropolitan Trail Network.

The approved North Growth Corridor Plan identifies the Donnybrook and Woodstock Precinct as primarily residential with 'Biodiversity values' for the Growling Grass Frog along the Darebin and Merri Creek, as well as Conservation Areas designated for Open Space and Nature Conservation in the northern portion of the precinct, and a smaller area of Nature Conservation in the south of the precinct.

5.3. Melbourne's Strategic Assessment and Biodiversity Conservation Strategy

5.3.1. Melbourne's Strategic Assessment (MSA)

In June 2009, the Victorian and Commonwealth governments agreed to undertake a strategic assessment of the Victorian Government's urban development program *Delivering Melbourne's Newest Sustainable Communities*

The program involves urban development in four growth corridors and in 28 existing urban precincts, as well as the development of a Regional Rail Link Corridor between Werribee and Deer Park and the Outer Metropolitan Ring/E6 Transport Corridor.

The areas included in the program and covered by the MSA are:

- Areas added to the Urban Growth Boundary by planning scheme amendment VC68 (the 2010 Urban Growth Boundary) – this includes the Quarry Hills precinct
- Areas in the Outer Metropolitan Ring/E6 Transport Corridor and the Regional Rail Link corridor
- Areas in the existing 28 urban precincts within the 2005 Urban Growth Boundary.

The Melbourne Strategic Assessment (MSA) evaluates the impacts of the Victorian Government's urban development program for Melbourne on matters of national environmental significance (MNES) protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). It also establishes conservation measures to mitigate these impacts. The MSA required the Victorian Government to make commitments to the Commonwealth Government in relation to conservation outcomes and measures to protect these MNES, which are outlined in *Delivering Melbourne's Newest Sustainable Communities Program Report 1* (the Program Report).

The MSA delivers a single environmental approval for both Victorian and Commonwealth environmental regulation for the first time. The program represents a significant cost saving in the order of \$500 million over the expected 30- year period of development, primarily arising from the reduction in holding costs, avoiding opportunity cost associated with land take in the growth corridors and a reduction in information costs and administrative burden.

The MSA commitments included the preparation of the Biodiversity Conservation Strategy (BCS) which describes the overarching strategy for the protection of biodiversity within Melbourne's growth corridors. The BCS sets out the detailed conservation measures required for Victoria to satisfy the commitments made to the Commonwealth Government under the MSA and meet State requirements for biodiversity under the Victoria planning schemes. These conservation measures will be funded using a cost recovery model. The program will generate incomes of close to \$1 billion over the next 40 years towards the delivery of the program.

A copy of the Commonwealth notice to endorse the program to revise the Melbourne Urban Growth Boundary as signed in February 2010 can be found at Appendix 4.

5.3.2. Biodiversity Conservation Strategy

The approved Biodiversity Conservation Strategy (BCS) is the overarching strategy for the protection of biodiversity in the growth corridors and finalises the planning for biodiversity under the Melbourne Strategic Assessment.

The BCS sets out all the conservation measures required to satisfy the commitments to the Commonwealth Government and to meet state biodiversity requirements.

The purpose of the BCS is to:

- Inform and guide the preparation of the Growth Corridor Plans
- Outline how the conservation outcomes for MNES in the Program Report will be achieved spatially within the growth corridors and how impact on the matters of national significance will be mitigated
- Identify land within the growth corridors that is required to be protected due to the sub-regional species strategies and the prescriptions for matters of national environmental significance
- Identify how areas set aside for conservation purposes will be managed; and
- Identify how mitigation measures will be implemented.

Essentially, the BCS identifies those MNES that must be protected and conserved and those areas that can be removed to enable the urban expansion of Melbourne. With regard to the Donnybrook and Woodstock precinct all areas can be developed for urban purposes with the exception of Conservation Area 34 which relates to the Growling Grass Frog Corridor, Conservation Area 22 which relates to Open Space, and Conservation Area 25 which relates to Nature Conservation.

5.3.3. Time Stamping Native Vegetation

The time-stamping project captured and “time-stamped” native vegetation information to establish a native vegetation dataset and maps showing the type, extent and condition of all native vegetation in the growth corridors. This information has been used, along with information on threatened species habitat from the conservation strategies, to calculate habitat compensation obligations and native vegetation offsets for urban development.

The time-stamping data applies to the four growth corridors in the expanded 2010 Urban Growth Boundary and 16 of the existing 28 urban precincts in the 2005 Urban Growth Boundary covered by the BCS.

The Victorian Government undertook extensive consultation as part of the time-stamping project; providing opportunities for landowners to review the Department of Environment Land Water and Planning’s (DELWP) understanding of the native vegetation on their property and submit changes for consideration.

The report *Time-stamping native vegetation data – Public Consultation 2010 – 12 Final Report* (May 2013) outlines the growth corridor native vegetation survey, the public consultation process and explains how the data set was finalised.

5.3.4. Habitat Compensation

The habitat compensation scheme enables collection of offsets for the removal of native vegetation and loss of habitat for threatened species protected under the EPBC Act on land developed for urban uses within Melbourne’s growth corridors.

The introduction of a flat fee for native vegetation removal and loss of habitat for threatened species affected by urban development in Melbourne’s growth corridors provides a streamlined and consistent offset framework for landowners to make informed decisions about the costs of development. It also means that landowners can meet their offset obligations with an in-lieu payment and will not be required to undertake assessments or enter into negotiations. The availability of staged fee payments acknowledges the scale and sequencing of development in the growth corridors and responds to the request from industry for this flexible payment option to be made available.

The document named *Habitat Compensation under the Biodiversity Conservation Strategy August 2011* provides further details of the cost recovery model, the required fees and the obligations and means by which the habitat compensation system operates.

5.3.5. Growling Grass Frog (GGF) Strategy

Sub Regional Species Strategies have been prepared for specific matters of national environmental significance – the Growling Grass Frog (GGF), Golden Sun Moth and Southern Brown Bandicoot. These

strategies informed the preparation of the BCS by identifying important populations, areas to be retained and habitat links.

The three Sub Regional Species Strategies have been approved by the Federal Government.

The GGF Strategy (DEPI, MAY 2013) identifies the Darebin Creek and Merri Creek as streams that contain important sites for GGF conservation. This analysis was based on metapopulation nodes that included obvious clusters of GGF records and the full extent of associated habitat along and adjacent to streams to a distance of 200m (more in rare instances). This envelope was intended to encompass the majority of known GGF populations along these streams together with important off stream water bodies and an associated terrestrial habitat buffer (generally 100m). The conservation area was also designed to provide adequate physical space and topographic variation to enable the construction of compensatory habitat (breeding wetlands) within the node. For intervening corridors between metapopulation nodes, a minimum width of 100m each side of the stream was included on the conservation area to provide sufficient habitat to facilitate movement between metapopulation nodes and space for “stepping stone” breeding wetlands to aid migration.

The GGF Strategy describes habitat suitable for the Growling Grass Frog in two categories;

Category 1: Highest strategic conservation significance, habitat to be protected and managed to conserve important populations of GGF

Category 2: Also high conservation significance, however habitat is clearable for urban development provided that compensatory habitat is created

5.3.6. Commonwealth Approval of the Urban Development for North Corridor under the Melbourne Strategic Assessment

On 5 September 2013 the Commonwealth Minister for the Environment approved all actions associated with urban development in the northern growth corridor as described in the BCS. Importantly this approval was issued subject to conditions. Conditions 3 and 4 of the approval are pertinent to Conservation Area 34, which allows for the boundary of the conservation area to be refined and altered with the approval from the Commonwealth Minister for the Environment.

The Approval for urban development can be found at [Appendix 5](#).

5.3.7. Biodiversity Conservation Strategy Matters Specific to the Donnybrook and Woodstock Precinct

The precinct contains a portion of the Darebin Creek and the Merri Creek which are designated within Conservation Area 34 as per the BCS which seeks to protect the habitat of the GGF species.

In the BCS (DEPI, June 2013), the table on page 129 and located in figure 2 below, describes Conservation Area 34 (which includes the Merri Creek and Darebin Creek). The key rationale is to protect important populations of the GGF and ensure connectivity between populations within the northern growth corridor. The area is designated by the GGF strategy as Category 1 and supports the protection of high quality habitat. The conservation area contributes to ensuring functioning sustainable populations of GGF with connectivity between populations.

There is a substantial area in the northern portion of the precinct that is designated as Conservation Area 22 for Open Space and Nature Conservation. Open Space Conservation areas have been identified as unsuitable for urban development partly or primarily for landscape values and biodiversity protection. Nature Conservation areas are identified for the protection and management of matters of national environmental significance and state significance. Conservation Area 22 is approximately 207 hectares in size and protects high quality native grassland that contains a range of biodiversity values of national significance within a practically manageable area. The table within the BCS (DEPI, June 2013), on page 93 and located in figure 3 below, describes Conservation Area 22 and provides further details.

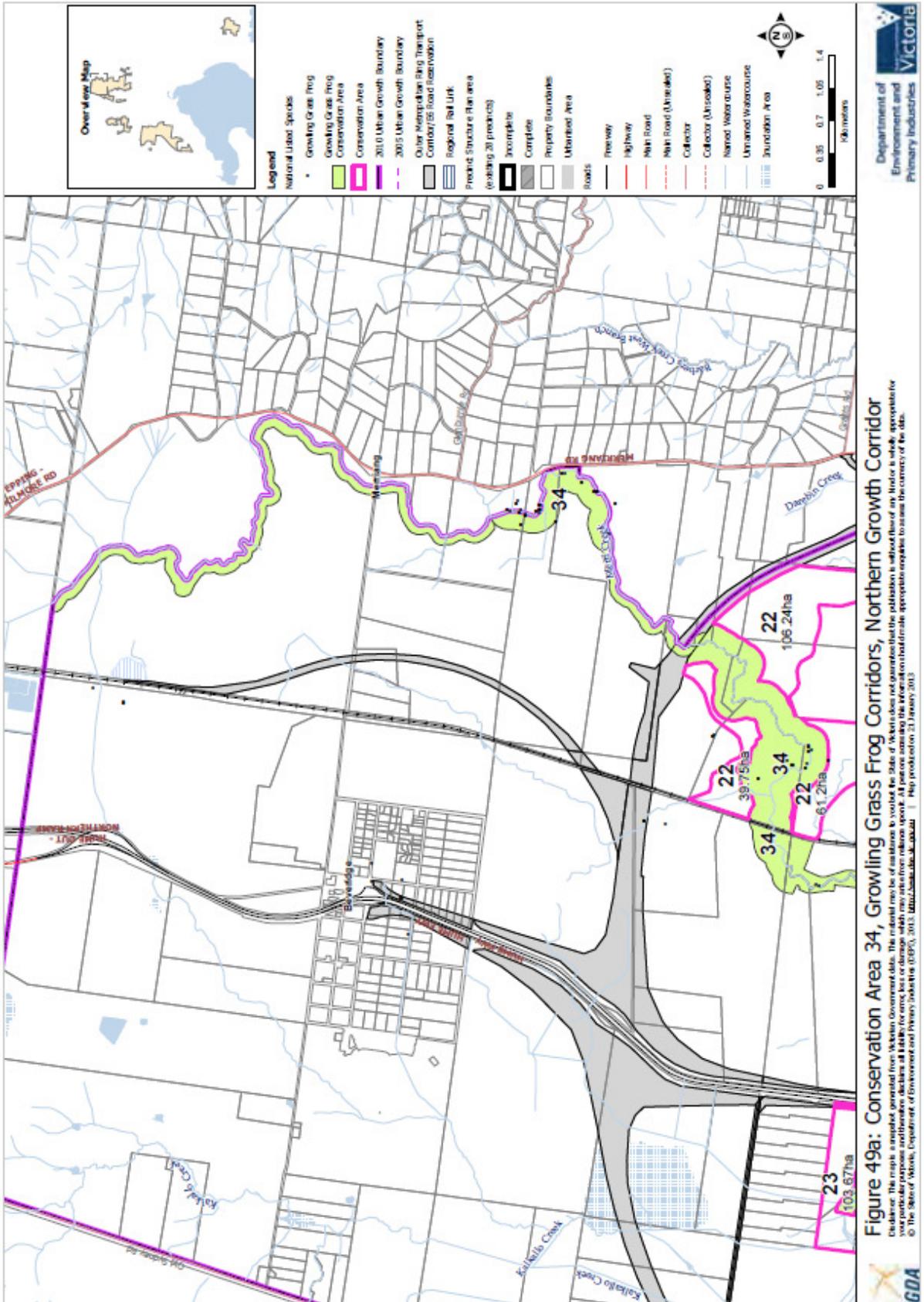
There is a small area within the precinct designated as Conservation Area 25 nominated for Nature Conservation. Conservation Area 22 covers approximately 1.39 hectares of Grassy Eucalypt Woodland. The table within the BCS (DEPI, June 2013), on page 99 and located in figure 4 below, describes Conservation Area 25 and provides further details.

Figure 2 Conservation Area 34, Northern Growth Corridor: Growling Grass Frog

Conservation area 34, Northern Growth Corridor: Growling Grass Frog Corridors

Total area and boundary	<ul style="list-style-type: none"> > 1009.74 hectares > Boundaries are shown in Figures 49 a, b and c. <p>Note: The boundaries shown in Figure 49 and the Sub-regional Species Strategy for the Growling Grass Frog may be varied slightly if necessary at the precinct structure planning stage to account for site-specific issues</p>
Management category	<ul style="list-style-type: none"> > Growling Grass Frog conservation, floodplain and open space
Key rationale for protection of area	<ul style="list-style-type: none"> > Protects important populations of Growling Grass Frog and ensures connectivity between populations within the northern growth corridor
Biodiversity values of national significance	<ul style="list-style-type: none"> > Growling Grass Frog within high quality habitat
Biodiversity values of state significance	<ul style="list-style-type: none"> > Growling Grass Frog
Contribution of area to achievement of conservation outcomes in the program report	<ul style="list-style-type: none"> > Contributes to ensuring functioning sustainable populations of Growling Grass Frog with connectivity between populations
Further actions	<ul style="list-style-type: none"> > Vary Growling Grass Frog corridor boundary slightly if necessary to account for site-specific issues at the precinct structure planning stage. Any variation: <ul style="list-style-type: none"> – must not reduce the total area of the Growling Grass Frog corridor within the relevant precinct – must not impact negatively on Growling Grass Frog populations – must be demonstrated to have no negative effect on the functioning or management objectives of the corridor for the Growling Grass Frog – must be to the satisfaction of DEPI – must be documented in the conservation management plan > Protect conservation area through the following actions: <ul style="list-style-type: none"> – apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning – prepare conservation management plan(s) and ensure planning provisions for implementation and funding are in place – establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown to be managed by Melbourne Water

Reference: Biosis Research (2012); DSE (2012a); DSE (2011c); Ecology Partners (2011a)



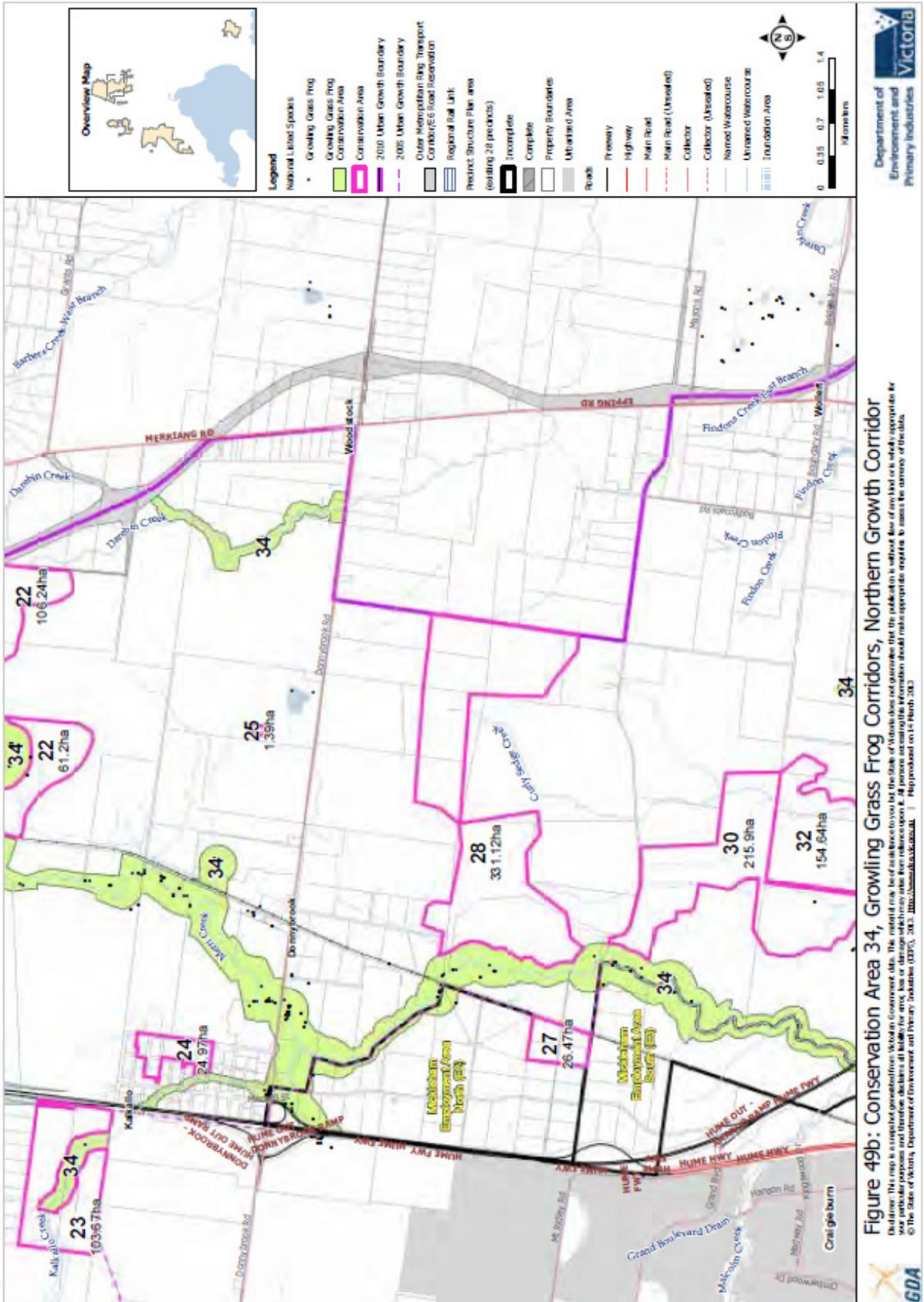


Figure 3 Conservation Area 22, Northern Growth Corridor: Bald Hill, Donnybrook

Conservation area 22, Northern Growth Corridor: Bald Hill, Donnybrook

Total area and boundary	<ul style="list-style-type: none"> > 207.18 hectares > Boundary is shown in Figure 38
Management category	<ul style="list-style-type: none"> > Nature conservation (majority of site) > Open space (eastern section containing predominantly scattered trees)
Key rationale for protection of area	<ul style="list-style-type: none"> > Protects high quality native grassland that contains a range of biodiversity values of national significance within a practically manageable area
Biodiversity values of national significance	<ul style="list-style-type: none"> > High quality Natural Temperate Grassland > Grassy Eucalypt Woodland > Matted Flax-lily population within high quality habitat > Curly Sedge population within high quality habitat > Adamson's Blown-grass population (not confirmed recently) > Growling Grass Frog population within high quality habitat > Grassland Earless Dragon population (not confirmed recently) > High persistence habitat for Golden Sun Moth (population not confirmed) > Habitat for Striped Legless Lizard (population not confirmed)
Biodiversity values of state significance	<ul style="list-style-type: none"> > Western (Basalt) Plains Grasslands Community > Western Basalt Plains (River Red Gum) Grassy Woodland Floristic Community 55-04 > Matted Flax-lily > Curly Sedge > Adamson's Blown-grass population (not confirmed recently) > Growling Grass Frog > Grassland Earless Dragon population (not confirmed recently) > Golden Sun Moth habitat > Striped Legless Lizard habitat > Tough Scurf-pea > Rye Beetle-grass (not confirmed)
Contribution of area to achievement of conservation outcomes in the program report	<ul style="list-style-type: none"> > Contributes to ensuring functioning sustainable populations of Growling Grass Frog with connectivity between populations > Contributes to the target to protect 80 per cent of Grassy Eucalypt Woodland within the 2010 Urban Growth Boundary > Contributes to ensuring no substantial negative change to known populations of Curly Sedge
Further actions	<ul style="list-style-type: none"> > Protect conservation area through the following actions: <ul style="list-style-type: none"> – apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning – prepare conservation management plan and ensure planning provisions for implementation and funding are in place – establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown to be managed by Melbourne Water

Reference: Biosis Research (2011); Carter (2010); DSE (2012a); DSE (2011c); Ecology Partners (2011a); Ecology & Heritage Partners reports in submission no. 276

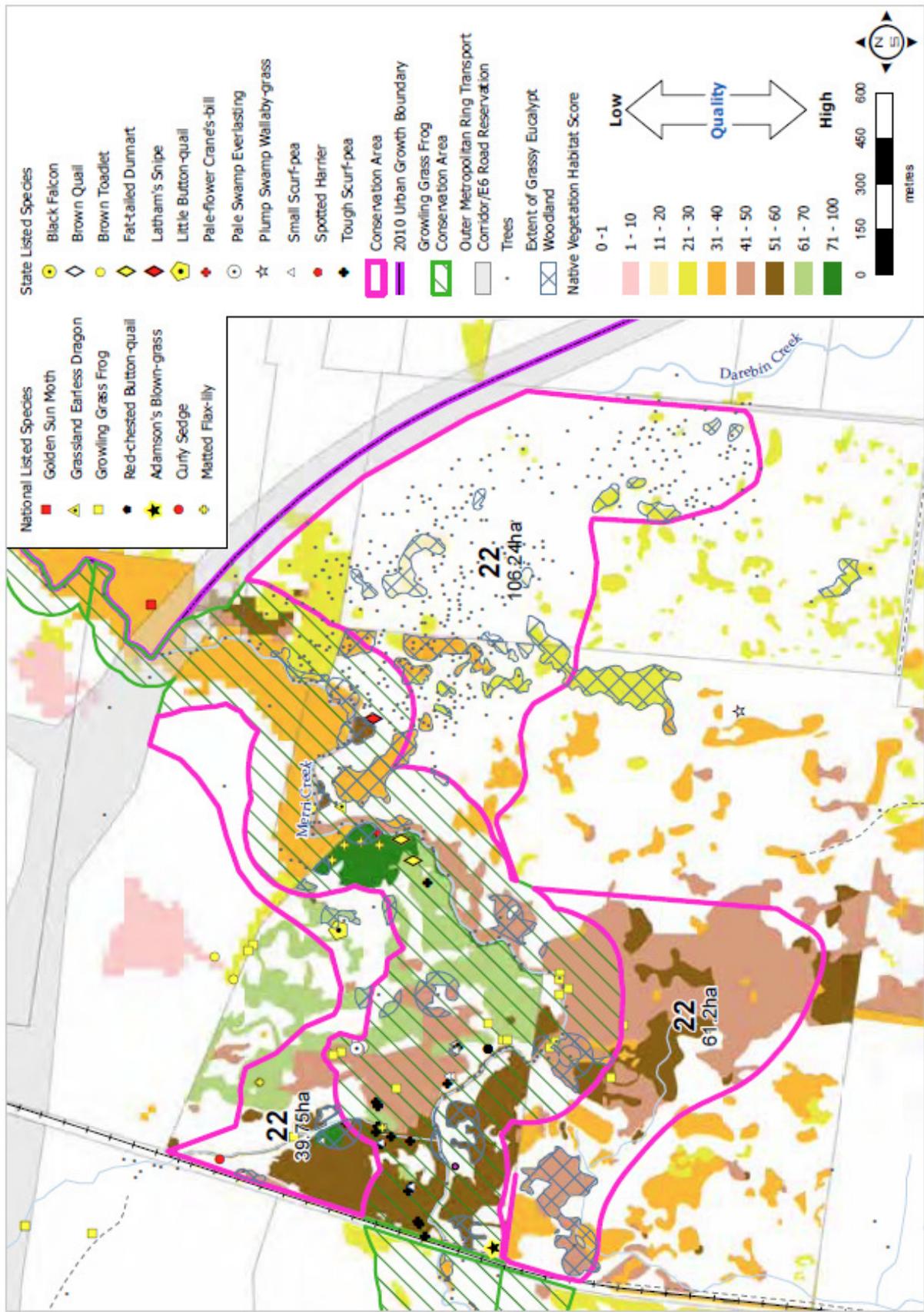


Figure 4 Conservation Area 25, Northern Growth Corridor: Grassy Eucalypt Woodland Site, Donnybrook

Conservation area 25, Northern Growth Corridor: Grassy Eucalypt Woodland Site, Donnybrook

Total area and boundary	<ul style="list-style-type: none"> > 1.39 hectares > Boundary is shown in Figure 41
Management category	<ul style="list-style-type: none"> > Nature conservation
Key rationale for protection of area	<ul style="list-style-type: none"> > Protects Grassy Eucalypt Woodland
Biodiversity values of national significance	<ul style="list-style-type: none"> > Grassy Eucalypt Woodland
Biodiversity values of state significance	<ul style="list-style-type: none"> > Western Basalt Plains (River Red Gum) Grassy Woodland Floristic Community 55-04
Contribution of area to achievement of conservation outcomes in the program report	<ul style="list-style-type: none"> > Contributes to the target to protect 80 per cent of Grassy Eucalypt Woodland within the 2010 Urban Growth Boundary
Further actions	<ul style="list-style-type: none"> > Protect conservation area through the following actions: <ul style="list-style-type: none"> – apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning – prepare conservation management plan(s) and ensure planning provisions for implementation and funding are in place – establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown where an appropriate public land manager is available

Reference: see Appendix 3; Ecology & Heritage Partners reports in submission no. 276



5.4. Plan Melbourne

Plan Melbourne: Metropolitan Planning Strategy, an adopted government policy document released by the Victorian Government in May 2014, outlines the provision of necessary infrastructure and support for development proposed by the North Growth Corridor Plan as part of its discussion regarding Melbourne's Northern Subregion.

5.5. Ministerial Directions

The amendment complies with the Ministerial Directions applicable to the amendment as detailed in the explanatory report. More broadly, the amendment complies with the following Ministerial Directions relating to the preparation of an amendment within the urban growth areas including:

5.5.1. Ministerial Direction 11, Strategic Assessment of Amendments

The Amendment has been strategically assessed in accordance with the assessment criteria set out in *Ministerial Direction 11*.

The amendment will implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use of land identified for urban purposes.

The amendment has addressed environmental effects, as the pattern of land use and development was guided by studies of the area relating to flora and fauna, flooding and drainage.

The amendment has addressed social and economic effects. It is expected to have a positive social and economic effect through the provision of additional housing and community facilities, as well as the creation of local employment opportunities.

5.5.2. Ministerial Direction 12, Urban Growth Areas

This Direction applies to the preparation of any planning scheme amendment that provides for the incorporation of a PSP in the scheme or the introduction of, or changes to, provisions in a schedule to the Urban Growth Zone (UGZ). Therefore, the Direction applies to the Amendment.

The Direction provides that the Amendment must implement the *Growth Area Corridor Plan* relevant to the land and must be in accordance with applicable *Precinct Structure Plan Guidelines*.

5.6. Precinct Structure Planning Guidelines and the Urban Growth Zone

On 7 October 2009 the Minister for Planning launched the *Precinct Structure Planning Guidelines*. These Guidelines replace the draft 2006 version and provide a tool for designing and delivering better quality communities in growth areas. They set out the key objectives of growth area planning and include a step by step guide on how to achieve the identified objectives.

The overarching objectives for PSPs are set out in the guidelines.

They are to:

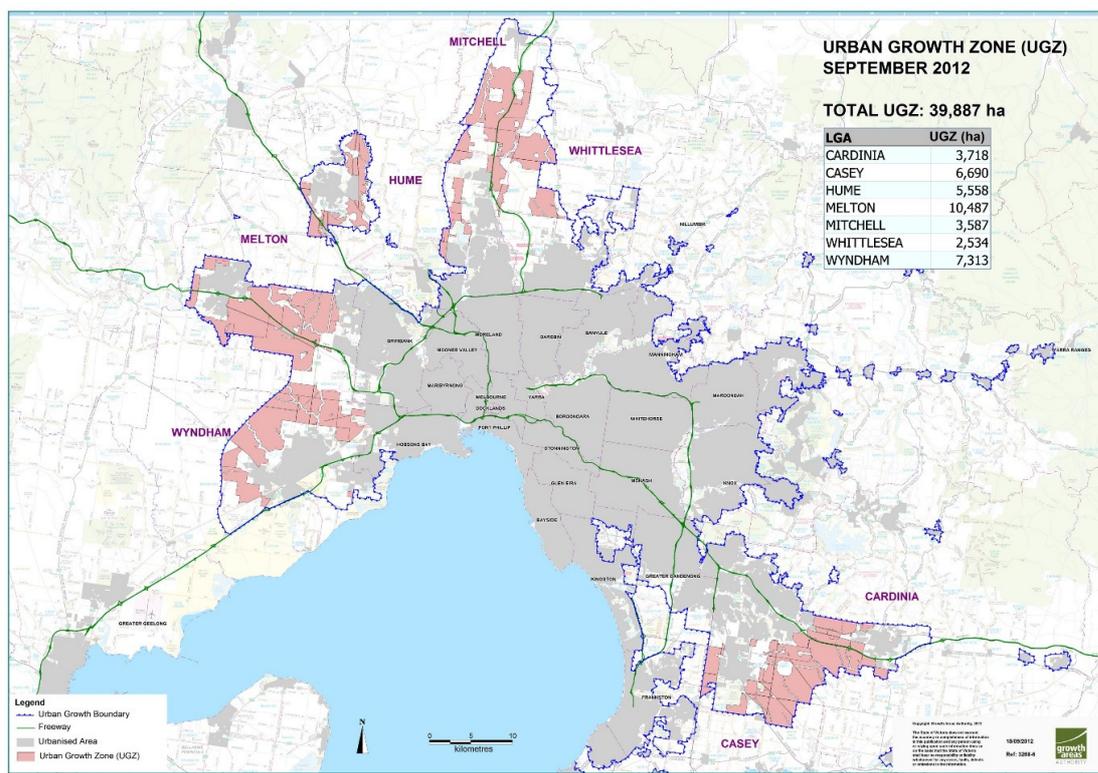
- Establish a sense of place and community;
- Create greater housing choice, diversity and affordable places to live;
- Create highly accessible and vibrant activity centres;
- Provide local employment and business activity;
- Provide better transport choices;

- Respond to climate change and increase environmental sustainability;
- Deliver accessible, integrated and adaptable community infrastructure.

The explanatory report details how the amendment meets each objective of the Precinct Structure Planning Guidelines.

The UGZ applies to land that has been identified for future urban development within the UGB (Figure 5). The UGZ sits within the suite of zones within the *Victorian Planning Provisions*. It has been specifically designed to implement an incorporated PSP and ensure that future development accords with the approved PSP.

Figure 5 Urban Growth Zone Areas, MPA (formerly Growth Areas Authority)



The UGZ includes two parts:

1. Part A - Applies to land when no PSP applies; and
2. Part B – Applies to land when a PSP applies.

The land subject to this amendment is included within a PSP and as such Part B of the UGZ will be applicable once the amendment is completed. The UGZ includes zone provisions which seek to provide certainty about the nature of future development, streamline the approval process and ensure that permits for development accord with the incorporated PSP.

A schedule to the Urban Growth Zone is drafted for each PSP area and can include requirements for land use, buildings and works, application/advertising requirements, decision guidelines and any other conditions/requirements.

The UGZ Schedules for Amendment GC28 to the *Whittlesea and Mitchell Planning Schemes* have been designed to ascribe a suite of Victoria Planning Provision zones to guide future use and development

of the site through the specification of conditions and requirements for permits. The design of the zone promotes consistency in the manner in which planning authorities deal with land use issues and ensures that the zone implements the State Planning Policy Framework.

The amendment will introduce the Urban Growth Zone Schedule 6 to the Whittlesea Planning Scheme and Urban Growth Zone Schedule 4 to the Mitchell Planning Scheme and apply it to the amendment area. The amendment will also introduce the Development Contributions Plan Overlay Schedule 16 (DCPO16) to the Whittlesea Planning Scheme and the Development Contributions Plan Overlay Schedule 4 (DCPO4) to the Mitchell Planning Scheme to the land within the amendment area. These Planning Scheme ordinance have been structured in such a way that the ultimate translation to conventional Victorian Planning Provision zones can occur in a timely and efficient manner once the land has been developed.

Should the PSP's be gazetted prior to the new format infrastructure contributions levy system (ICP) framework being finalised, the DCPO has been included as a trigger to require permit applicants to enter into an agreement with the Council to deliver related infrastructure identified through the Precinct Infrastructure Plan (PIP).

A copy of the latest version of the UGZ schedules can be found with other amended ordinances at Appendix 3.

5.7. State Planning Policy Framework

The *State Planning Policy Framework* (SPPF) ensures that the objectives of section 4 of the *Planning and Environment Act 1987* are implemented through appropriate land use development by addressing environmental, social and economic factors to achieve sustainable development.

The relevant clauses and provisions of the SPPF are:

- Clause 11 – Settlement;
- Clause 12 – Environment and Landscape Values;
- Clause 16 – Housing;
- Clause 17 – Commercial;
- Clause 18 – Transport;
- Clause 19 – Infrastructure.

The amendment achieves the objectives of the above clauses by:

- Providing a plan for the zoned land suitable for housing, commercial, recreation, open space and council infrastructure opportunities.
- Planning for accessibility via a range of transport nodes to key destinations in the surrounding neighbourhoods.
- Facilitating development of a range of housing densities that will cater to a range of household types and income levels.
- Responding to the environmental qualities of the district through the retention and enhancement of the Merri Creek for Growling Grass Frog habitat with surrounding pedestrian and bike path linkages.

6. Background Documents

The amendment is supported by a number of background and environmental reports.

The following reports were commissioned throughout the stages of the PSP:

- Donnybrook Woodstock and English Street Community Infrastructure Needs Assessment - October 2014 – prepared by Capire (and Addendum Appendix B - Draft FUS August 2015);
- Donnybrook Post Contact Heritage Assessment - August 2013 – prepared by Context;
- Donnybrook Woodstock - Donnybrook Station Development Concepts - January 2015 – prepared by prepared by Opus/PTV;
- Economic Assessment - June 2014 - prepared by Essential Economics (and June 2015 update);
- Growling Grass Frog Habitat Assessment - March 2014 – prepared by Ecology-Australia;
- Infrastructure Design - October 2015 – prepared by One Mile Grid;
- Integrated Water Management - June 2014 – prepared by ARUP;
- Land Capability Assessment - June 2013 – prepared by Meinhardt;
- Scattered Tree Assessment - August 2014 – prepared by Biosis (Donnybrook);
- Scattered Tree Assessment - August 2014 – prepared by Biosis (Woodstock);
- Traffic Modelling - November 2014 – prepared by GTA;
- Utilities Servicing and Infrastructure Assessment - September 2014 – prepared by Cardno;
- Visual Character Assessment - January 2015 - prepared by City of Whittlesea;
- Woodstock Post Contact Heritage Assessment - August 2013 – prepared by Context;
- Donnybrook Arboricultural Report - June 2013 - prepared by Tree Tec; and
- Woodstock Arboricultural Report - June 2013 – prepared by Tree Tec.

These background studies informed the pre-planning of the PSP.

Copies of these reports have been previously provided to Planning Panels Victoria on 6 October 2015 and have been available to all parties and the public on the MPA website as they have become available, prior to the formal exhibition process.

7. Donnybrook and Woodstock Vision and Plan

7.1. Vision

The Donnybrook / Woodstock Precincts will develop as an attractive place to call a home, with a strong emphasis on the retention of natural features and high quality landscaping in an urban environment supported by strong transport connections and community facilities. Development of the Precinct will create a diverse mix of residential neighbourhoods linked by a variety of local town centres, schools and other community facilities. The distribution of local centres which serve a variety of roles and functions will promote self-sufficiency for residents of the Precinct in meeting local daily retail and convenience needs. Residential and business development will capitalise on the Precinct's proximity to the existing Donnybrook train station, as well as the future Lockerbie Principal Town Centre and Lockerbie Train Station.

The road network will emphasise connections between the Precinct and surrounding communities, particularly those developing to the west in the Lockerbie Precinct. Donnybrook Road will be upgraded to create a primary arterial road. The street network will be supported by the development of the arterial road and connector street grid. This will include Gunns Gully Road extending east across the Melbourne-Sydney Railway line into the north of the precinct as a primary arterial road. In doing this Gunns Gully Road will connect the precinct to the future Lockerbie Principal Town Centre in the west and to the future E6/OMR. The development of Cameron Street will also support east-west movement through the precinct with a proposed grade separated crossing of the Melbourne-Sydney Railway as a secondary arterial. North-south movement through the precinct will be supported by the development of Patterson Drive. A new bridge connection on Patterson Drive will connect the Precinct north-south across Merri Creek and ultimately provide another connection point to the OMR/E6 corridor as well as a crossing to the north into the proposed Beveridge Interstate Freight Terminal (BIFT), a major potential future employment area in the north. Koukoura Drive will develop as a secondary arterial to Gunns Gully Road and Cameron Street from Donnybrook Road.

Within the precinct, a fine grain street network will form a permeable grid pattern to promote walking and cycling to interconnecting neighbourhoods in order to reduce car dependency for access to daily activities. Shared trail and on-road bicycle links will also promote integration with the Principal Public Transport Network (PPTN), including direct links to the Donnybrook and planned Lockerbie Train Stations. Local active recreation opportunities for residents in Donnybrook-Woodstock will be provided via a distributed network of sporting reserves, local parks and an integrated trail network.

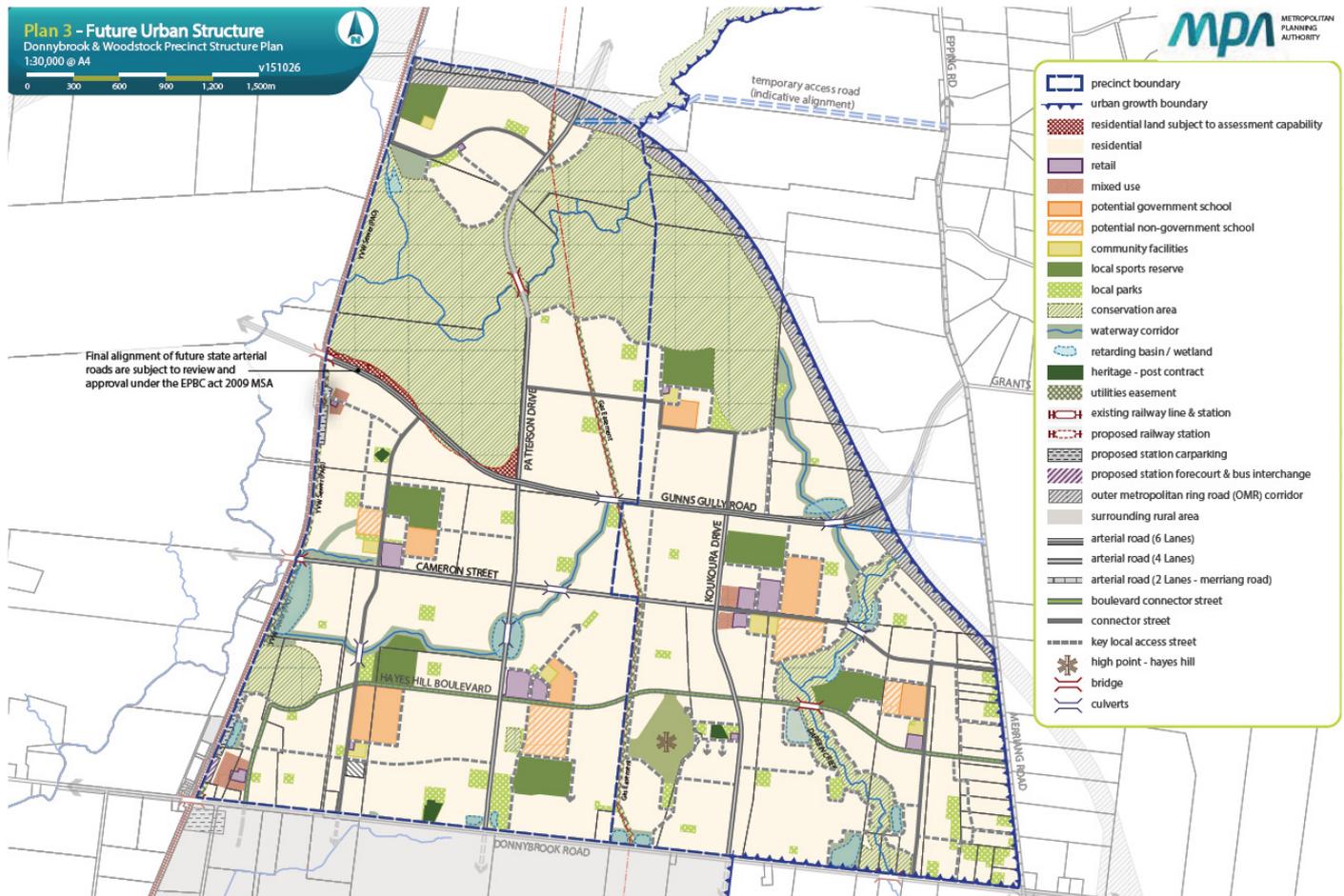
Development will also respond to the many existing man-made and natural features that characterise the area. This includes crossing the Melbourne-Sydney Railway, Merri Creek at Donnybrook Road, Cameron Street and Gunns Gully Road. The new overpasses will connect the precinct to employment land in the west and south of the sub-region. A planned upgrade of the existing Donnybrook Station and planned development of the Lockerbie Station will increase access to rail for the district. Hayes Hill, a remnant volcanic cone in the central south of the Precinct will be retained in a largely natural state to serve the Precinct as a defining landscape feature. The Merri Creek and Darebin Creek corridors provide key conservation and linear landscape assets for the precinct. The creek corridors will be retained and habitat reinstated for the Growling Grass Frog (GGF) in considering with the

Biodiversity Conservation Strategy (BCS) and the Sub- Regional Strategy for the GGF with State and Federal approval.

As well as providing improved habitat for local indigenous species, the major creek corridors will bestow local amenity through native plantings and provide informal recreation opportunities through the provision of linear trails and passive park areas.

The Future Urban Structure is shown below with a commentary on its key elements.

Figure 6 Donnybrook and Woodstock Future Urban Structure Plan



7.2. Description of the Plan

7.2.1. Land Use

The precinct covers an area of approximately 1,786 hectares with approximately 1,006 hectares considered as net developable area. The precinct is largely identified for residential purposes, which is anticipated to develop at an average of between 16-18 dwellings per hectare. Using this as a base case assumption it is expected that the precinct will accommodate around 16,000 – 18,000 dwellings for an estimated population of between 45,000 and 50,000 people (assuming the metropolitan average household size of 2.8 persons per household).

7.2.2. Town Centres and Housing

The Donnybrook/Woodstock PSP plans for an integrated hierarchy of local town centres and convenience centres located throughout the precinct which vary in terms of the role and function. Each of the centres is collocated with community facilities such as Community Centres, future government and non-government education facilities, local parks and sports reserves.

The hierarchy has been established to provide a range of facilities and shops needed to service neighbourhood catchments within the precinct in such a way as to promote walking and cycling as a viable means of travel that reduces dependency on motorised transport for travel within the precinct.

The local town centres will cater mostly for supermarket based shopping for household and weekly shopping needs with LTC 1 planned to accommodate a future discount department store. This is done to support the City of Whittlesea's intention to locate future library with youth and intergenerational services on the site. This will be further supported by the planned provision of a government and non-government secondary school and a future indoor sports facilities.

The other smaller local town centres are located within the precinct with access to future arterial roads with the primary frontage of the centre on a connector street.

Local convenience centres are positioned on strategic sites throughout the precinct to support the development of future activity generating land uses such as the existing Donnybrook Station and Planned Lockerbie Station, Hayes Hill Park and the Donnybrook Farmhouse Restaurant, sports reserves and schools.

Medium and higher density housing is strongly encouraged around the local town centres and the existing and future train stations with specific requirements in the PSP that call for higher densities within 800 metres of the stations and 400 metres of the local town centres. The PSP also supports housing and lot size diversity throughout the precinct through the normal provisions of the UGZ.

7.2.3. Transport Network

The proposed local road network provides a robust structure for traffic and transport movement within and throughout the precinct that will ultimately meet expected traffic demand.

Donnybrook Road, while outside the precinct has been considered extensively in the preparation of the Donnybrook/Woodstock PSP. This includes a plan to introduce a PAO for Donnybrook Road to cater to the future widening of Donnybrook Road to 6 lanes. Donnybrook Road is a declared road and

VicRoads anticipate it serving a primary arterial and freight route for many number years prior to the OMR/E6 Transport Corridor being built. In the future the level crossing of Donnybrook Road over the Melbourne-Sydney Railway will be grade separated allowing for the development on the future development on the south side of Donnybrook Road to integrate with Donnybrook station via an underpass. The PSP has identified that arterial and connector street intersections to Donnybrook Road will be funded by infrastructure contributions levies.

The proposed OMR/E6 forms the majority of the eastern/northern boundary of the precinct. The proposed OMR/E6 is a long term proposition, with construction unlikely to commence within the next 20 years. The road network has been designed with this in mind, allowing for localised connections to the surrounding road network occur in the interim period.

Within the precinct, Gunns Gully Road is identified in the North Growth Corridor Plan (NGCP) as a future 6 lane arterial road that connects the precinct to the Hume Freeway via a future state funded bridge crossing the Melbourne-Sydney Railway and the Lockerbie Principal Town Centre. Gunns Gully Road runs east to west and will provide an interchange point to the future OMR/E6 and to Grants Road. A PAO is already in place and reserves land outside the PSP for this purpose. The PSP identifies the land for the full 6 lane width (i.e. 41 metres), construction of the first carriageway and arterial and connector street intersections as local infrastructure to be funded by infrastructure contributions levies.

Cameron Street is planned to provide a secondary east-west arterial connection between Donnybrook/Woodstock and Lockerbie. The exhibited PSP shows Cameron Street as providing an arterial function beyond Patterson Drive to Koukoura Drive, however, VicRoads have since revised their position and confirmed that Cameron Street between Patterson Drive and Koukoura Drive is not required as a future declared road. As such this section of Cameron Street will be treated as a Boulevard Connector Street to the satisfaction of the City of Whittlesea. Between the Melbourne-Sydney Railway and Patterson Drive the PSP identifies the land for the full width (i.e. 34 metres), construction of the first carriageway, arterial and connector street intersections and a bridge spanning the Melbourne-Sydney Railway and Merri Creek as local infrastructure to be funded by infrastructure contributions levies. We note that the cost of this bridge (BR-01) is 50/50 funded between Lockerbie DCP and the future Donnybrook/Woodstock ICP.

Patterson Drive is identified in the NGCP as providing a strategic south-north arterial link from the south of Donnybrook Road through the precinct to the future Beveridge Intermodal Freight Terminal and employment area. Patterson Drive is planned as a 4 lane arterial and intersects with the future Cameron Street and Gunns Gully Road. The PSP identifies the land for the full width (i.e. 34 metres), construction of the first carriageway and arterial and connector street intersections and the bridge connection over the Merri Creek/Melbourne-Sydney Railway as local infrastructure to be funded by infrastructure contributions levies.

Koukoura Drive is identified in the NGCP as providing a strategic south-north arterial link from the south of Donnybrook Road connecting to Wollert, Aurora and Epping North through the precinct to the future Gunns Gully Road. The NGCP identified Koukoura Drive as being a future 6 lane arterial, however, through the planning process VicRoads agreed that Koukoura Drive would function appropriately as a 4 lane arterial as reflected in the exhibited PSP. Koukoura Drive intersects with the future Hayes Hill Boulevard, Cameron Street and Gunns Gully Road. North of Gunns Gully Road,

Koukoura Drive reverts to a connector street. The PSP identifies the land for the full width (i.e. 34 metres), construction of the first carriageway and arterial and connector street intersections as local infrastructure to be funded by infrastructure contributions levies.

Hayes Hill Boulevard provides an important local connector street that links the east of precinct to the west and in doing so providing an important amenity driven connection for local centres, sports reserves/facilities and the Donnybrook Railway Station. Hayes Hill Boulevard will form part of the off-road bicycle network and have capacity to serve as a local bus route in the future.

Other connector streets are located throughout the future urban structure to provide an important local connection function between various land uses. The connector street and boulevard connector street cross sections are designed to provide an attractive and uniform street treatment with the option of a boulevard treatment with a central tree median.

Local bus services will be ultimately available to the precinct via the boulevard connector roads and surrounding road network. Special provision has been made to ensure that the road network will support future bus connections to the existing Donnybrook Station and the proposed Lockerbie Station.

Rail transport is currently available at the existing Donnybrook Station via V/Line services to and from Melbourne. It is anticipated services will be upgraded progressively as the area develops. A new station is planned for the Lockerbie Principal Town Centre and the Donnybrook/Woodstock PSP makes for provision for access to the new station from the east side of the precinct.

Temporary Local Access Streets

The exhibited PSP showed 2 indicative temporary local access streets, one extending west – east from the end of Gunns Gully Road, the other traversing land outside the PSP from the northern end of Patterson Drive. In relation to the temporary road at the end of Gunns Gully Road, this is required to give access to property 25 in the event that the owners of that parcel wish to develop before other roads in the precinct are developed. The MPA position is that this road is not required to provide access to properties 29, 28, and 26 on the basis that these properties already have access from Merriang Road and the existence of the OMR/E6 PAO does not constitute an actual barrier to access until the land is required for it.

In relation to the temporary road in the north of the precinct, the MPA accepts that the alignment shown is not helpful or appropriate for the PSP. The need for this road is predicated on a requirement from the CFA that seeks secondary access in and out of properties 3 and 6. In all likelihood the area of the PSP north of Merri Creek will not develop until Patterson Drive is constructed through the Conservation Area and into the Mitchell Shire area. This is unlikely to have demand until the precinct to the Northern Freight PSP (i.e. PSP 1063) is planned and developed. PSP 1063 also known as the Beveridge Intermodal Freight Terminal is currently not on the MPA Work Program.

7.2.4. Community Infrastructure

The PSP has planned for a range of community facilities to be located throughout the precinct to support the future residential population. The types of facilities that are to be accommodated will include:

- Kindergarten rooms and associated outdoor spaces

- Maternal and Child Health Centres
- Meeting rooms
- Hall and kitchen
- Consulting suites including space for government and non-government community based organisations.

The community facilities are located throughout the precinct co-located with future Government and non-government schools, sports reserves and generally within the network of local town centres and local convenience centres.

The co-location of community infrastructure with the sporting reserve allows an opportunity to share facilities within the broader community hub. Other co-benefits of locating the community facilities with schools and centres is that it helps to establish a basis for non-retail based activity within the local town centres and supports walking and cycling by increasing accessibility and convenience for residents of the precinct. These facilities will be introduced progressively as the precinct develops.

7.2.5. Open Space

The precinct proposes an extensive network of local parks, sports reserves, lineal waterway and creek reserves and Conservation Areas to meet the passive and active open space requirements of future residents.

The exhibited PSP provides approximately 44.6 hectares of local park, 54.2 hectares of sports reserves, 61.9 hectares of encumbered waterway and drainage reserve and 20.6 hectares of utilities easement and pipe track creating opportunities for passive recreation and trail network. In addition, 14.5 hectares of Hayes Hill is reserved as a Municipal Park and will form an important part of the open space network.

The network of local parks are distributed throughout the precinct, with the aim of all residents being within a 400m walkable catchment of open space. Where possible, they have been located to assist with the retention of River Red Gum trees and other notable precinct features. The local park in the north and central to the PSP also provide a linear link to the Darebin Creek.

The sports reserves provide for a wide variety of organised sports activities to meet the needs of future residents including AFL/Cricket, Soccer, Netball/Basketball, lawn bowls and skate-park. The PSP allocates land for an indoor sports stadium collocated with SR-05 as part of LTC-1.

In addition to the above land reserves, the conservation areas associated with the State/Commonwealth agreed Biodiversity Conservation Strategy (BCS) creates an open (non-developable area totalling 394 hectares. While the primary purpose of this area is not to serve as recreation, the retention of this area will add significantly to the amenity and cultural heritage values of the area by conserving significant areas of habitat for River Redgums, Growling Grass Frog and Grassy Eucalypt Woodland along the Merri Creek and Darebin Creek environs.

7.2.6. Growling Grass Frog Conservation Area

Detail on the requirements of BCS Conservation Areas is described above. The GGF corridor along the Merri and Darebin Creeks traverse the precinct in the north and east. The both creeks provide a key

conservation and landscape asset for the precinct and acts as a continuous corridor supporting environmental, heritage and recreational values.

The PSP has developed Conservation Area Concept Plan (CACP's) enables the integration of informal recreation areas and shared trails within the corridor to allow people to access the creek environs whilst maintaining ecological outcomes.

7.2.7. Integrated Water Management

The precinct encompasses multiple catchments and Melbourne Water have commenced the preparation of a number of Drainage Services Schemes (DSS) to manage stormwater runoff throughout the precinct.

The exhibited PSP outlines the following requirements for integrated water management:

DSS	ASSET ID	ASSET TYPE	LOCATION	AREA (HECTARE)	RESPONSIBILITY
Lockerbie East DSS (6508)					
6508	RBWL-1	Retarding Basin/Wetlands	Property 11	7.00	MWC
6508	RBWL-2	Retarding Basin/Wetlands	Property 17 & 20	4.90	MWC
6508	RBWL-3	Retarding Basin/Wetlands	Property 15	1.36	MWC
6508	WL-1	Wetland	Property 15 & 16	1.01	CoW
6508	SB-1	Sediment Basin	Property 9	0.40	CoW
6508	SB-2	Sediment Basin	Property 8	0.40	MWC
Langley Park Dr DSS					
6503	RBWL-4	Retarding Basin/Wetlands	Property 19	0.76	CoW
6503	RBWL-5	Retarding Basin/Wetlands	Property 20	0.55	CoW
6503	SB-3	Sediment Basin	Property 19	0.15	CoW
Woodstock West DSS					
4566	RBWL-6	Retarding Basin/Wetlands	Property 31	2.48	MWC
Woodstock DSS					
4560	RBWL-7	Retarding Basin/Wetlands	Property 29	2.94	MWC
4560	WL-2	Wetland	Property 30	0.8	CoW
4560	RB-1	Retarding Basin	Property 30 & 33	0.98	MWC
4560	WL-3	Wetland	Property 33	0.76	CoW
4560	RBWL-8	Retarding Basin/Wetlands	Property 33	3.31	MWC
4560	RBWL-9	Retarding Basin/Wetlands	Property 33	3.95	MWC
4560	RBWL-10	Retarding Basin/Wetlands	Property 36	1.4	CoW
4560	RBWL-12	Retarding Basin/Wetlands	Outside the PSP	2.68	MWC
Beveridge East DSS					
6513	RBWL-11	Retarding Basin/Wetlands	Property 6	3.78	MWC
6513	RBWL-11a	Retarding Basin/Wetlands	Property 6	3.78	MWC

We note that Melbourne Water have responded to a number of submissions and propose number changes to the location, size and type of assets required for the precinct. Melbourne Water have prepared a presentation outlining the proposed changes which respond to the various submissions.

The development of precinct will be required to demonstrate compliance with the approved drainage services strategy prepared by Melbourne Water.

7.2.8. Heritage

Context Pty. Ltd. was commissioned by the Growth Areas Authority (GAA) at the end of January 2013 to conduct a post contact heritage assessment for the Donnybrook/Woodstock PSP. The purpose of the assessment was to identify post contact (i.e. non-Indigenous) cultural heritage within the Precinct, so that this information can be used to determine the land uses within the Precinct.

The assessment carried out by Context identified a number of heritage places throughout the precinct which included buildings, farm ruins and a number of dry stone walls. The PSP identifies the location of these sites with post contact heritage values and seeks to provide a degree of protection

through the application of the Heritage Overlay. The local park network also recognises known heritage places and seeks to retain these features as part of future public open space.

Dry Stone Walls

The Context assessments also identified the location of dry stone walls. In relation to treatment of dry stone walls, the MPA proposes to revise the approach from that outlined in the exhibited PSP and intends to make the following changes:

- Plan 2 of the PSP will continue to show the existing precinct features, rather than nominate the retention value of the existing dry stone walls.
- Plan 5 (Character & Housing) will designate dry stone walls with high retention value and others with potential for removal or reconstruction consistent with the recommendations of the Context Report. This would mean grouping together the dry stone walls with a significance in Table 8.4 of the Context Report as Very High, High, Moderate-High and Moderate as 'dry stonewalls prioritised for retention'. The walls with a significance identified as 'low' in the Context Report would be identified on Plan 5 as able to be removed (and potentially reconstructed).

Distinguishing the walls with low significance as able to be removed creates the opportunity for the schedule to Clause 52.37 (Post Boxes and Dry Stone Walls) to include an exemption from needing a permit to remove these walls with identified low significance. This would involve introducing the following (or similar) into the Schedule to 52.37 to exempt the following under the Land heading:

- "All except land shown as 'dry stone wall able to be removed' in the incorporated *Donnybrook/Woodstock Precinct Structure Plan*".

A follow on effect would be that Clause 3.7 of Schedule 6 to the Urban Growth Zone (Whittlesea) and Clause 3.6 of Schedule 4 to the Urban Growth Zone (Mitchell) would be reworded to reflect that a Dry Stone Wall Management Plan will only be required where a drystone wall is to be retained.

A new Requirement will also be included in the PSP that states:

- 'Dry stone walls identified as prioritised for retention on Plan 5 must be retained as part of any future development, unless otherwise agreed to by the Responsible Authority after consideration of overall design response and following receipt of advice from a suitably qualified professional regarding the condition of the wall.'

(Please note that the underlined addition was recommended for inclusion by the Wollert Panel Report – Section 4.2, page 62 of 113).

(Please note that while the intent will not change, this wording may slightly vary as other land holdings within the PSP area have provided additional assessment of other dry stone walls not assessed in the Context Report. The additional reports need to be peer reviewed to ensure that consistent retention value measures are used).

8. The Amendment

Amendment GC28 to the *Whittlesea Planning Scheme and Mitchell Planning Scheme* proposes to make a number of changes, which would facilitate the development and use of land within the Donnybrook and Woodstock PSP area. The amendment inserts a new incorporated document into these Schemes, being the *Donnybrook and Woodstock Precinct Structure Plan* and implements this document.

Whittlesea Planning Scheme

The following list is reflective of the exhibited documentation and the amendment proposes to make the following changes to the **Whittlesea Planning Scheme**:

- Inserts the Urban Growth Zone Schedule 6 (UGZ6) and applies UGZ6 to part of the land in the amendment area;
- Rezones Urban Floodway Zone (UFZ) to Rural Conservation Zone (RCZ);
- Inserts Rural Conservation Zone Schedule 2 (RCZ2) and applies it to part of the land within the amendment area;
- Rezones part of the land within the amendment area from Rural Conservation Zone Schedule 2 (RCZ2) to Urban Growth Zone Schedule 6 (UGZ6);
- Removes the Environmental Significance Overlay Schedules 3 and 4 (ESO3 and ESO4) and replaces this with an Environmental Significance Overlay Schedule 6 (ESO6) and modifies the ESO6 to match the proposed shape of the RCZ;
- Removes the Rural Floodway Overlay (RFO) on the land and applies a Land Subject to Inundation Overlay (LSIO) within this area;
- Inserts Incorporated Plan Overlay Schedule 7 (IPO7) and applies it to land within the amendment area;
- Applies the Public Acquisition Overlay Schedule 2 (PAO2) to part of the land to the south of Donnybrook Road;
- Introduces Development Contributions Plan Overlay Schedule 16 (DCPO16) and applies the DCPO16 to the land within the amendment area;
- Inserts the Public Acquisition Overlay Schedule 10 (PAO10) and applies it to part of the land at 945 Epping Road, Woodstock;
- Inserts the Public Acquisition Overlay Schedule 11 (PAO11) and applies it to part of the land at 1085 Merriang Road, Woodstock;
- Inserts two properties into the Heritage Overlay Schedule (HO184 and HO185) and applies the Heritage Overlay to specific buildings and structures over this land;
- Requires public open space contributions in the *Donnybrook/Woodstock Precinct Structure Plan* area when land is subdivided by amending the Schedule to Clause 52.01;
- Amends the Schedule to Clause 52.17 to identify native vegetation exempt from requiring a planning permit;
- Updates the Schedule to Clause 61.03 to reflect mapping changes; and
- Amends the Schedule to Clause 81.01 to include a new incorporated document titled '*Donnybrook/Woodstock Precinct Structure Plan, November 2015.*'

Since exhibition, numerous changes to the ordinance have occurred in response to submissions. **Appendix 3** provides marked up copies of all exhibited planning scheme ordinance, with tracked changes showing all changes in response to submissions and some matters that have been revisited by the MPA.

Briefly summarised, the following changes have occurred to the **Whittlesea Planning Scheme** ordinance since exhibition:

- The applied zones within the UGZ6 have been revised by the MPA to become:
 - Retail – applied Commercial 1 Zone (unchanged since exhibition);
 - Mixed Use – applied Mixed Use Zone (previously Residential Growth Zone); and
 - All other land – applied Residential Growth Zone (previously General Residential Zone).
- Rural Conservation Zone Schedule 2 (RCZ2) is no longer sought to be applied to part of the land within the amendment area;
- The two properties to be inserted into the Heritage Overlay Schedule have been updated from HO184 and HO185 to HO186 and HO187 respectively, while still applying the Heritage Overlay to specific buildings and structures over this land;
- Amend the Schedule to Clause 52.37 to identify dry stone walls exempt from requiring a planning permit; and
- Amend the Schedule to Clause 66.06 to include a notification requirement to the licensee under the *Pipelines Act 2005*.

Mitchell Planning Scheme

The following list is reflective of the exhibited documentation and the amendment proposes to make the following changes to the **Mitchell Planning Scheme**:

- Rezones part of the Special Use Zone Schedule 1 (SUZ1) to part Rural Conservation Zone (RCZ) and part Urban Growth Zone Schedule 4 (UGZ4):
- Rezones part of the Rural Conservation Zone (RCZ) and Farming Zone (FZ) to Urban Growth Zone Schedule 4 (UGZ4) and applies UGZ4 to part of the land in the amendment area;
- Inserts the Incorporated Plan Overlay Schedule 3 (IPO3) and applies it to land within the amendment area zoned Rural Conservation Zone;
- Removes the Environmental Significance Overlay Schedules 3 and 4 (ESO3 and ESO4) and replaces this with an Environmental Significance Overlay Schedule 6 (ESO6) and modifies the ESO6 to match the proposed shape of the RCZ;
- Introduces Development Contributions Plan Overlay Schedule 4 (DCPO4) and applies the DCPO4 to the land within the amendment area;
- Requires public open space contributions in the Donnybrook/Woodstock Precinct Structure Plan area when land is subdivided by amending the Schedule to Clause 52.01;
- Amends the Schedule to Clause 52.17 to identify native vegetation exempt from requiring a planning permit; and
- Amends the Schedule to Clause 81.01 to include a new incorporated document titled '*Donnybrook/Woodstock Precinct Structure Plan, November 2015.*'

Again, following exhibition, numerous changes to the ordinance have occurred in response to submissions. **Appendix 3** provides marked up copies of all exhibited planning scheme ordinance, with tracked changes showing all changes in response to submissions and some matters that have been revisited by the MPA.

Briefly summarised, the following changes have occurred to the **Mitchell Planning Scheme** ordinance since exhibition:

- The applied zones within the UGZ4 have been revised by the MPA to become:
 - Retail – applied Commercial 1 Zone (unchanged since exhibition);
 - All other land – applied Residential Growth Zone (previously General Residential Zone).
- Rural Conservation Zone Schedule 2 (RCZ2) is no longer sought to be applied to part of the land within the amendment area;
- Amend the Schedule to Clause 52.37 to identify dry stone walls exempt from requiring a planning permit; and
- Amend the Schedule to Clause 66.06 to include a notification requirement to the licensee under the *Pipelines Act 2005*.

9. Consultation

The MPA has consulted appropriately with Council, relevant stakeholders, the landowners during the preparation of the Donnybrook/Woodstock PSP.

9.1. Consultation and Exhibition

Consultation has been ongoing during the preparation of the PSP, consultation and exhibition periods.

Interaction with government agencies such as Melbourne Water, DELWP, Yarra Valley Water, PTV and VicRoads has been ongoing throughout the PSP process.

Consultation with land owners has been ongoing during the preparation of the PSP.

Consultation and exhibition periods enabled Council, the landowners, developers, government agencies, prescribed Ministers, and other stakeholders to provide comment on the PSP and amendment documentation.

Table 1 provides a timeline of consultation events undertaken over the development of the Donnybrook and Woodstock PSP.

Table 1 Donnybrook and Woodstock PSP consultation details

Date	Event
October 2012	Letter to landowners providing notice of commencement of preplanning and background studies and commencement of PSP planning and calling for expressions of interest for 3 rd party funding arrangements. (Doc No. D/12/8457)
December 2012	Letter to Landowners advising that 3 rd Party Funding arrangements had been agreed and that consultants would be engaged to commence background studies. (Doc. No. D/13/322)
January – April 2013	Background studies commence.
April – October 2013	Drafting and consultation with agency on background studies
October 2013	Landowner consultation on background reports (Doc. No. D/13/8416)
January 2014	Consultation with landowners regarding the Donnybrook Road Services Corridor Plan
February 2014	Services Coordination – Landowner Presentation
April 2014	MPA Newsletter to Landowners (Doc. No. D/14/3240)
23 September 2014	Consultation on background reports (Doc No: D/14/8139)
3 October 2014	Consultation on background reports concludes (Doc No: D/14/8139)
November 2014	MPA newsletter to Landowners (Doc. No. D/14/10183)
3 December 2014	Informal community information session hosted by the MPA in conjunction with the City of Whittlesea.
29 September 2014	Agency consultation period concludes – 15 submissions received
13 February 2015	Doc No: D/15/899 – states not seeking comments at this stage. Agency consultation period begins. Notification also included landowners within and surrounding the Donnybrook/Woodstock PSP area.
13 April 2015	Circulation of newsletter and exhibition details to landowners, Prescribed Ministers and Agencies.

14 April 2015	Exhibition notice appears in Whittlesea Leader and North Central Review
19 November 2015	Notice appears in Government Gazette. Formal exhibition commences.
24 November 2015	In conjunction with the City of Whittlesea, MPA hosted an information session.
21 December 2015	Formal Exhibition Period Concludes – 34 submissions received (including late submissions)
December 2015 – Present	Ongoing discussions with stakeholders and agencies to resolve submissions.



Donnybrook/Woodstock Precinct Structure Plan - Amendment to the Whittlesea & Mitchell Planning Scheme
April 2016

