

HUME PLANNING SCHEME

AMENDMENT C198

EXPLANATORY REPORT

Who is the planning authority?

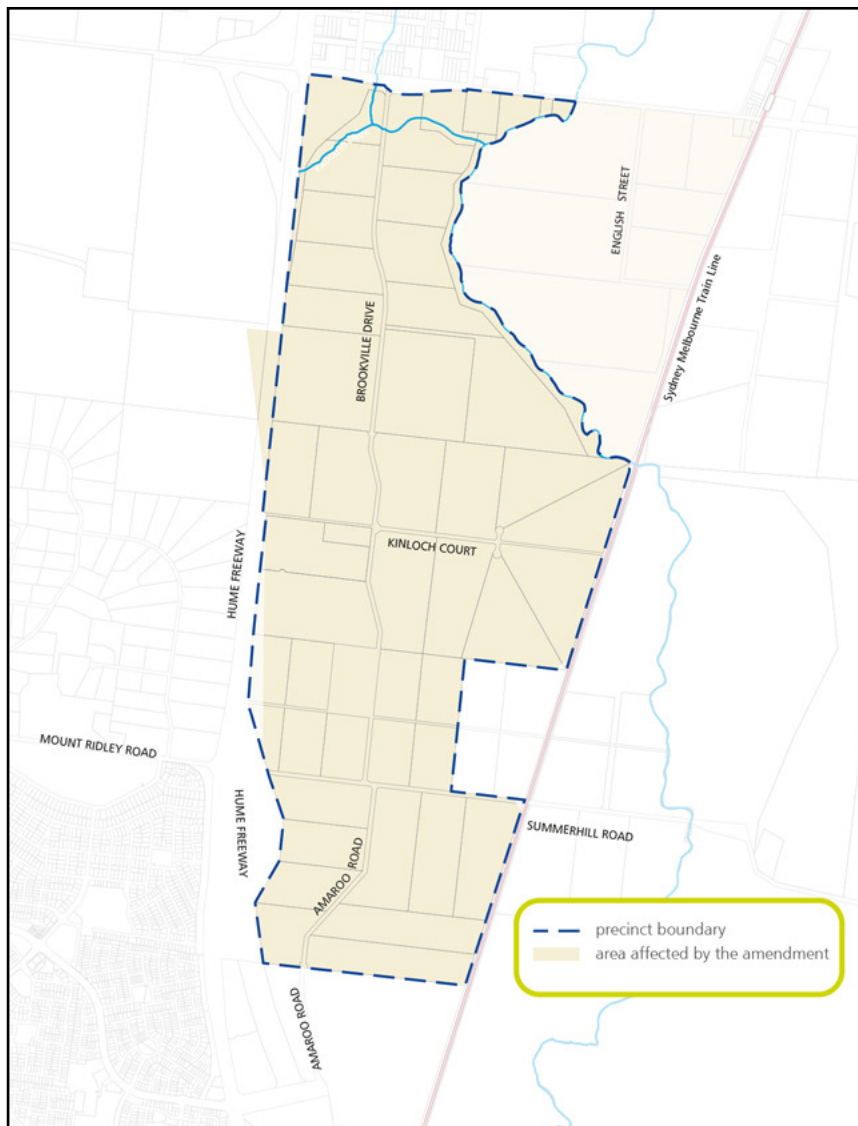
This amendment has been prepared by the Growth Areas Authority (now known as the Metropolitan Planning Authority), who is the planning authority for this amendment.

The amendment has been made at the request of the Metropolitan Planning Authority (the MPA).

Land affected by the amendment

The amendment applies to land included in the Craigieburn North Employment Area Precinct Structure Plan (the PSP) as shown in Map 1 below. The PSP comprises approximately 488 hectares of land and is generally bound by Donnybrook Road to the north, the Sydney to Melbourne railway line to the east, the Amaroo Business Park to the south and the Hume Highway to the west.

Map 1- Land affected by the amendment



What the amendment does

The amendment inserts two new incorporated documents titled *Craigieburn North Employment Area Precinct Structure Plan* and *Craigieburn North Employment Area Development Contributions Plan* into the Hume Planning Scheme and rezones the land to Urban Growth Zone Schedule 8 to facilitate the development of land. The amendment also revises the Rural Conservation Zone (RCZ) along the Merri Creek, applies an Incorporated Plan Overlay (IPO) to the Merri Creek, removes the Rural Flood Overlay (RFO) and the Environmental Significance Overlay Schedule 2 & 10 (ESO2 & ESO10) from the amendment area. The amendment also applies a Public Acquisition Overlay (PAO1) to facilitate the widening of Donnybrook Road and an off-ramp to the western side of the Hume Freeway, outside the precinct.

Specifically the amendment:

- Incorporates two new documents into the planning scheme by listing them in the Schedule to Clause 81.01:
 - Craigieburn North Employment Area Precinct Structure Plan, April 2015
 - Craigieburn North Employment Area Development Contributions Plan, April 2015
- Inserts Schedule 8 to the Urban Growth Zone (UGZ8) to the Hume Planning Scheme and applies UGZ8 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 Craigieburn North Employment Precinct Structure Plan;
- Inserts Schedule 8 to the Special Use Zone (SUZ8) to the Hume Planning Scheme and applies SUZ8 to the transmission line within the amendment area;
- Rezones land identified as Conservation Area 34 in the Biodiversity Conservation Strategy along the Merri Creek from Farming Zone (FZ) to Rural Conservation Zone (RCZ);
- Inserts Schedule 2 to the Incorporated Plan Overlay (IPO2) to the Hume Planning Scheme and applies IPO2 to land within the Rural Conservation Zone which is identified as Conservation Area 34 in the Biodiversity Conservation Strategy along the Merri Creek;
- Inserts the Development Contributions Plan Overlay Schedule 8 (DCPO8) into the Hume Planning Scheme and applies DCPO8 to the amendment area for the purpose of levying contributions for the provision of works, services and facilities in relation to development within the Development Contributions Plan area;
- Amends the Public Acquisition Overlay (PAO1) to extend the PAO1 to land south of Donnybrook Road to allow for the widening of Donnybrook Road and to land to the east and west of the Hume Freeway to allow for a future freeway interchange;
- Deletes the Design and Development Overlay Schedule 1 (DDO1) from the land within the amendment area. This overlay is no longer required within the precinct area as the incorporated Craigieburn North Employment Area Precinct Structure Plan addresses interface issues along the Hume Freeway;
- Amends the Land Subject to Inundation (LSIO) within the amendment area to update maps in line with Melbourne Water mapping;
- Deletes the Rural Floodway Overlay (RFO) from the land within the amendment area. This overlay is no longer required as the Land Subject to Inundation Overlay (LSIO) addresses land which is subject to 1 in 100 year flooding along the Merri Creek;
- Deletes the Environmental Significance Overlay Schedule 2 & Schedule 10 (ESO2 & ESO10) from the land within the amendment area. This overlay is no longer required as the proposed Rural Conservation Zone, Incorporated Plan Overlay Schedule 2 and

the Craigieburn North Employment Area Precinct Structure Plan designate and protect areas of environmental significance along the Merri Creek;

- Amends the schedule to Clause 52.01 to require public open space contributions in the Craigieburn North PSP area when land is subdivided;
- Amends the schedule to Clause 52.17 to identify native vegetation that can be removed without the need for a planning permit;
- Amends the schedule to Clause 61.03 to update maps included in the Hume Planning Scheme; and
- Amends the schedule to Clause 94 and Clause 95 to include VicSmart provisions for buildings and works, car parking and signage in relation to industrial areas.

Strategic assessment of the amendment

Why is the amendment required?

The amendment introduces planning provisions to implement the State Planning Policy Framework with regard to the growth of Melbourne by facilitating new urban development and associated infrastructure provision and conservation & open space outcomes.

The amendment incorporates the Craigieburn North Employment Area Precinct Structure Plan (PSP) and the Craigieburn North Employment Area Development Contributions Plan (DCP) into the Hume Planning Scheme and introduces the statutory tools to allow for the urban development of the precinct in accordance with State Planning Policy Framework. The PSP will yield approximately 346 developable hectares of employment land and create an estimated at 8,200 jobs.

The North Growth Corridor Plan identifies land within the PSP area as 'industrial' with 'biodiversity values' along Merri Creek and its tributaries. The amendment will implement these land use designations and ensure the area develops in an integrated way. The amendment provides an overall structure for the area providing certainty in the development decisions and clarity as to the cost and location of services.

The amendment provides for conservation of, and mitigation of impacts on Matters of National Environmental Significance under the *Environment Protection and Biodiversity Act 1999* (Cth). Provisions in the amendment facilitate the implementation of an endorsed program report¹ under that Act. The same provisions also manage matters of state environmental significance. These requirements are consistent with the Commonwealth approved *Biodiversity Conservation Strategy for Melbourne's Growth Corridors, June 2013*, production and approval of which is a requirement of the endorsed program report.

Note, the MPA has negotiated with the Department of Environment, Land, Water and Planning (DELWP) a revised boundary of the conservation area along Merri Creek in the Craigieburn North Employment Area PSP. The revised boundary does not require agreement from the Commonwealth Minister, as long as there is no net loss of conservation area. The alignment shown within the PSP will therefore take precedence over the boundaries shown in the approved BCS.

The amendment removes two existing Environmental Significance Overlays (ESO2 & ESO10) from the PSP area and consolidates the provisions in the UGZ schedule and provisions in the Craigieburn North Employment Area Precinct Structure Plan.

The amendment does not duplicate any management provisions for land use and development in other acts or regulations.

The amendment complements, and in some cases replaces, existing provisions of the scheme. In particular the amendment streamlines and integrates processes for native vegetation management and infrastructure provision.

¹ Delivering Melbourne's Newest Sustainable Communities: Program Report (State of Victoria, December 2009)

The amendment is also required to apply a development contributions plan over the Craigieburn North Precinct that levies development and community infrastructure contributions.

The planning scheme amendment provides a transparent method for new development to assist the local community in meeting the cost of new shared development and community infrastructure in the area. The amendment will provide additional clarity to the development investment community on the costs of urban development in the area.

How does the amendment implement the objectives of planning in Victoria?

The amendment will facilitate the development of land within the Urban Growth Boundary of Metropolitan Melbourne and will provide for the efficient and sustainable servicing of the land.

The amendment will facilitate commercial and industrial development by introducing planning provisions that apply fairly and transparently to all affected landowners.

Proposed planning provisions will protect and conserve the natural and cultural assets contained within the Merri Creek corridor and its tributaries.

The amendment implements the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* through a Precinct Structure Plan, Development Contributions Plan and associated statutory tools that have been prepared to facilitate development that:

- *Provides for the fair, orderly, economic and sustainable use of land identified for urban purposes through a logical and practical urban structure*

The amendment will facilitate the development of new local jobs and services for existing and future communities surrounding the area. The delivery of jobs makes effective use of the available land within the area with an expected 8,200 jobs provided within the precinct.

The amendment applies controls across the precinct for industrial and commercial development and proportionally levies contributions for infrastructure and development to ensure the fair and equitable provision of works, services and facilities are provided.

- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

The introduction of a Vegetation Removal and Retention Plan and Conservation Concept Plan and Interface Plans in the Craigieburn North Employment Area PSP will ensure that identified vegetation is protected and development minimises impact on ecological values.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels.

The Rural Conservation Zone will be expanded and applied to the growling grass frog conservation areas along Merri Creek (defined in the Biodiversity Conservation Strategy as Conservation Area 34) and its tributaries will ensure the environmental values of the creek are maintained and enhanced providing long lasting protection of habitat for the Growling Grass Frog.

An approved Cultural Heritage Management Plan will be required to be submitted to the responsible authority before a planning permit can be issued for a high impact development (listed under the Aboriginal Heritage Regulations 2007).

- *Secures a pleasant, efficient and safe working, living and recreational environment for new and existing residents and visitors to Victoria:*

The amendment supports the upgrade to the existing and future arterial road network to accommodate the proposed development within the PSP. The PSP outlines an integrated road network that ensures connectivity throughout the neighbourhoods. The provision of local open space integrated with drainage assets providing a unique passive open space for future employees in the commercial and industrial precinct.

- *Protects public utilities and other assets and enables the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

Land will be set aside for the proposed road network, including local arterial roads, connector roads and infrastructure such as a bridge connecting the future community to the east providing access into the English Street precinct, as well as key connections to the Hume Freeway and future connections to the west of the precinct from the Hume Freeway.

The urban structure will take advantage of available capacity in existing public utilities and has been prepared in line with the Integrated Water Management Plan. All land will be connected to sewer, potable water, gas and telecommunications.

- *to facilitate development in accordance with the above objectives*

The primary goal of the amendment is to facilitate development in accordance with the objectives noted above. The amendment will provide a net community benefit in the context of the objectives listed at Section 4 of the Act which reflect the objectives set out in the Growth Areas Authority's Precinct Structure Planning Guidelines.

The amendment allows for further urban development in Melbourne that will improve the supply of commercial and industrial land in the northern growth corridor and provide a land supply for jobs and leave a legacy of funded local infrastructure projects.

- *Balances the present and future interests of all Victorians*

The PSP identifies land uses within the precinct as well as identifies land required for arterial road upgrades, local parks, wetlands and the provision of utilities. The PSP will deliver land for a commercial and industrial precinct delivering jobs near existing and proposed residential communities. Any development of the land will contribute to the cost of new infrastructure in line with the new community's use of them. By doing so the benefits of the infrastructure can be up front alleviating the need for costly public spending in the future to 'reclaim' privately developed land for public purposes.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The Biodiversity Conservation Strategy, 2013 and the objectives of the Craigieburn North Employment Area PSP will provide strategic protection and a clear framework for the management of native vegetation and Growling Grass Frog habitat through the combination of retention and enhancement works. The PSP contains Conservation Area 34 as per the Biodiversity Conservation Strategy as well as protection of native vegetation within this corridor and scattered trees where public open space is proposed.

Approximately 20% percent of the precinct is set aside for open space of varying types including:

- 61.49 hectares (ha) for conservation matters of national environmental significance,
- 8.33 ha for local parks
- 15.03 ha for waterways, wetlands & retarding

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels. The precinct will deliver a constructed open waterway linked to a network of wetland / retarding basins. These will present an opportunity to become a key and functional part of the precinct open space network particularly the central large water body adjacent to the proposed local convenience centre.

The precinct is designed with access to future potential bus routes which are proposed to run from north to south throughout the PSP. The precinct will have a highly inter-connected road

network, minimising dead-ends and containing continuous footpaths with dedicated commuter and recreational bike lanes/shared pathways on key routes.

The amendment will provide for a key north-south off road shared path along Brookville Drive, connecting to a shared path along Merri Creek.

A precautionary Desktop Environmental Site Assessment was carried out by Aurecon. The report identified 5 properties with a high risk and 16 properties as containing a medium risk. The medium risk properties were found to have the following previous uses on them: small scale agricultural, intensive agriculture, farm buildings, abandoned vehicles, tanks, dumping. The high risk properties were found to have the following previous uses on them: intensive agriculture, debris, market garden, abandoned automobiles, residential and farm buildings.

The proposed zones applying to land south of the existing transmission easement is Industrial 1 Zone, therefore no sensitive uses will be proposed on the land that could conflict with any existing contamination on the land. Properties north of the transmission easement consist of two high risk (185 Brookville Drive, 295 Brookville Drive) and four medium risk (225 Brookville Drive, 245 Brookville Drive, 275 Brookville Drive and 220 Brookville Drive) properties. The proposed zone in the northern portion of the precinct is proposed to be Commercial 2 Zone. A sensitive use under Ministerial Direction 1 – Potentially Contaminated land is defined as a residential use, a child care centre, a pre-school centre or a primary school. While accommodation is a prohibited use under the Commercial 2 zone, Education Centre is a possible sensitive use that could be developed on that land, via a planning permit, further child-care centre/kindergarten is not listed so falls within a section 2 use. Provisions within the UGZ schedule will ensure that the properties identified as having a high risk in the Aurecon report and propose any sensitive use in the Commercial 2 Zone area will be required to complete an appropriate Environmental Site Assessment and associated remediation as recommended.

Economic Effects

The amendment will establish a framework for the development of a new employment precinct which will facilitate the growth of 8,200 jobs in the north growth corridor. The PSP includes 84ha of land zoned for Commercial 2 Zone land and 262ha of land zoned Industrial 1 Zone. The elements of the PSP are interlinked to facilitate an attractive built environment including appropriate interfaces between the Hume Freeway and along Merri Creek.

The PSP includes provision of land for industrial and commercial purposes by utilising Commercial 2 Zone and Industrial 1 Zone. A Local Convenience Centre is proposed for the future industrial precinct to facilitate local services for future employees and will be facilitated by way of revising the land uses in the Industrial 1 Zone. The amendment will facilitate a variety of employment opportunities utilising connections to the Hume Freeway and close proximity to Melbourne Airport.

The short term provision of jobs due to construction within the PSP as well as the long term delivery of over 8,200 jobs will provide beneficial opportunities for local employment for the northern growth corridor.

Social Effects

The amendment is expected to generate a positive social effect for the City of Hume and surrounding residential areas through the provision and creation of jobs and employment. It is expected that the precinct will generate a potential 8,200 jobs in the long term.

The retention and protection of environmental values will ensure that land along the Merri Creek can be utilised for passive recreation for existing and future communities.

Planning for the infrastructure and the required contributions within the precinct will assist in ensuring road connectivity, bridge connections and access to the Hume Freeway are planned for the long term.

Does the amendment address relevant bushfire risk?

The precinct is a designated Bushfire Prone Area under Regulation 810 of the *Building Regulations 2006*. As such, all buildings must be constructed to a bushfire attack level of at least 12.5 in accordance with Regulation 811 of the *Building Regulations 2006*. The Department of Transport, Planning and Local Infrastructure advises that this addresses requirements in relation to bushfire protection.

The Country Fire Authority (CFA) was consulted during the preparation of precinct structure plan and amendment documents. The MPA will continue to consult with the CFA during exhibition of the planning scheme amendment.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 Potentially Contaminated Land

Ministerial Direction No. 1 does not strictly apply to most of the land affected by the amendment as the amendment is proposing to rezone land that has typically been used for various agricultural uses rather than industrial uses. Furthermore, the proposed amendment seeks to rezone land to a mixture of Industrial 1 Zone, Commercial 2 Zone and Commercial 1 Zone.

Regardless, a precautionary desktop environmental site assessment has been carried out for all of the land whether or not it meets the definition of 'potentially contaminated land'. The assessment identified areas subject to historical localised land uses that are potentially subject to contamination.

The amendment (via the UGZ schedule) requires further investigation, assessment and remediation of all land within the precinct prior to use for sensitive land uses (e.g. education centre) within the Commercial 2 Zone area. The remaining area of the precinct is proposed for industrial use and will not require any environment site assessment or remediation of existing contaminants.

Direction No 9 - Metropolitan Strategy

Direction 9 has been considered in preparing this amendment and the amendment complies with this direction. The amendment will facilitate the development of land within the urban growth boundary of Metropolitan Melbourne. The implementation of the PSP will facilitate the future development of the land in an efficient and sustainable manner, so that community services and physical infrastructure are available from early in the life of the new community.

Initiative 1.2.1 Plan for industrial land in the right locations across Melbourne's five subregions to support investment and employment

The amendment will facilitate 262 ha of industrial land in the northern subregion. The precinct will inject investment in the region and create the potential for employment opportunities during construction as well as in the long term.

Initiative 1.2.2 maintain the competitiveness of employment land in Melbourne's growth areas

The amendment facilitates development of land throughout the precinct for employment uses. This land will form a key part of Melbourne's northern employment precinct in the growth areas. The land is bound by the Sydney to Melbourne rail line and the Hume Freeway with existing industrial park Amaroo to the south making it ideal for further employment opportunities.

Initiative 1.2.3 Plan for Commercial land and Activity Centre needs

The Craigieburn North precinct will deliver a mix of commercial zoned land as well as industrial land. The provision of a mix of zones will allow a variety of commercial uses to be established in the northern growth corridor. The precinct will provide competitive commercial and industrial zoned land values ensuring Melbourne's competitive commercial market is

maintained and also provides viable local employment. A Local Convenience Centre is proposed within the industrial precinct to service the local job market. The proposed land uses will not compete with the higher order town centres within the Northern Growth Corridor, Lockerie (to the north) and Merrifield West (to the west).

Initiative 1.3.1 Extend VicSmart in defined Industrial and Employment Precincts

The amendment will provide affordable well located industrial land in Melbourne's northern growth corridor. The MPA is working with Hume City Council and the Department of Environment, Land, Water and Planning (DELWP) to identify permit applications that could be assessed under the VicSmart assessment process. Buildings and works applications, car parking and signage applications have all been included in Clause 94 of the Hume Planning Scheme VicSmart provisions to allow for efficient and effectively planning approvals for the industrial and commercial precinct. The provisions will allow applications to be assessed in a 10 days and negate the need for notification or referral where possible.

Initiative 1.5.4 Accelerate investment in Melbourne's growth areas to increase local access to employment

The amendment will result in significant investment and job generation in a growth area. The employment precinct will generate in the order of 8,200 jobs which will provide both local and regional employment opportunities. The precinct is in close proximity to established neighbourhoods to the west and future populations in the north increasing local job opportunities.

Direction No. 11 - Strategic Assessment of Amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Direction No. 12 - Urban Growth Areas

Part 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

- *How the amendment implements any Growth Area Framework Plan applying to the land*

The North Growth Corridor Plan applies to the land and identifies the Craigieburn North Employment Area PSP area predominantly for industrial land use, with the northern portion providing land in Commercial 2 Zone. The North Growth Corridor Plan also designates a significant amount of land along the eastern boundary of the PSP area as containing 'Biodiversity Values' this relates to the presence of Growling Grass Frog (GGF) along the Merri Creek.

The PSP and amendment are generally consistent with the North Growth Corridor Plan in setting aside land for a mixture of industrial and commercial opportunities as well as setting aside land in accordance with the Biodiversity Conservation Strategy.

- *How does the amendment accord with the Precinct Structure Planning Guidelines (October 2009)?*

Objective one: To establish a sense of place and community

The precinct will have a strong sense of place based on the natural elements of the Merri Creek GGF Corridor along part of the eastern boundary, creation of wetlands and passive open space to create a unique employment precinct in the northern growth corridor. The PSP contains design guidelines for future developments to ensure construction is of a high quality and will deliver a positive experience for future employees.

The MPA has worked closely with Hume City Council and Melbourne Water to achieve stormwater management outcomes that will benefit the surrounding employment area by way of passive recreation. The design of road cross sections and layouts within the PSP will also ensure development is well thought and designed.

Funding will be allocated via the DCP for the upgrade of the Laffan Reserve to the south of Donnybrook Road.

Objective two: To create greater housing choice, diversity and affordable places to live

Given the PSP is an employment precinct there is no housing proposed within the precinct.

Objective three: To create highly accessible and vibrant activity centres

The PSP does not nominate any local or major town centres. The employment precinct does not require a key town centre to service any future residential population. A Local Convenience Centre in the precinct is proposed to provide key services and facilities for future employees. A specific provision within the UGZ schedule has been inserted to allow uses classified as 'shop' to be a section 2 use, allowing council the discretion to approve appropriate uses where the area is shown as a Local Convenience Centre in the PSP.

Objective four: To provide for local employment and business activity

The precinct structure plan will provide approximately 262ha of Industrial 1 Zone land and 84ha of Commercial 2 Zone land. It is estimated that the precinct will provide approximately 8,200 local and regional jobs. The PSP will deliver a high quality industrial park to provide a variety of land uses and operations in Melbourne's northern growth corridor.

The PSP will deliver a road network that will connect to the Hume Freeway as well as to the existing and proposed communities to the north and north-east. The road network will ensure roads are built with the ability to provide future bus capable networks for future employees.

Objective five: To provide better transport choices

The existing Donnybrook Railway Station is approximately 1.5 kilometres from the precinct and provides a regional service to Melbourne and to Albury and Shepparton.

The road and path network within the precinct has been planned to integrate with the existing and future transport network in the surrounding area. The precinct will provide direct connection to the Hume Freeway and a future connection to the proposed Outer Metropolitan Ring Road, providing excellent access to Metropolitan Melbourne, Tullamarine Airport as well as Regional Victoria. The road network will provide a future potential bus network as well as on and off road cycle connections throughout the precinct.

Objective six: To respond to climate change and increased environmental sustainability

The PSP includes initiatives to provide integrated water recycling in proposed developments through the implementation of Council's local policy, Integrated Water Management and Industrial Stormwater Management local policies.

The precinct has been planned with the potential for future road networks to provide bus capable networks as well as on-road and off-road cycle networks, providing alternative and sustainable transport options for future employees.

The amendment sets aside significant amounts of land for the protection of the Growling Grass Frog corridor along the Merri Creek in accordance with the Biodiversity Conservation Strategy. Public parks have been established where significant scattered trees are present in the precinct to ensure their longevity and protection.

Objective seven: To deliver accessible, integrated adaptable community infrastructure

As the PSP is an employment precinct there is no nexus for the provision of community infrastructure within the precinct. The PSP will include a Local Convenience Centre which will establish important services and facilities for future employees, however these will not be community infrastructure but rather private investment. The upgrade of the existing Laffan Reserve to the north of the precinct will revitalise the operation and use of the reserve for the surrounding residential population.

- *How the provisions give effect to the intended outcomes of the precinct structure plan*

Most provisions in the incorporated document and associated planning scheme ordinance are designed to be implemented at the subdivision development stage. At this point requirements and guidelines are either designed into subdivision plans (e.g. spatial outcomes), implemented through permit conditions (e.g. development and biodiversity contributions), implemented through referral authority agreements (e.g. essential services) or

required to be applied as restrictions on title (e.g. bushfire protection, small lot housing code).

This provides for a single permission after approval of the PSP which is central to providing certainty and clarity and timeliness in the planning process.

The PSP remains the guiding document for the employment precinct.

The Commercial 2 Zone, complemented with an as-of-right floor space limits in the UGZ schedule, will allow for competitive development of growth areas in the northern corridor.

- *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

As discussed above, most outcomes will be delivered through subdivision permits prior to translation of the PSP to standard Victoria Planning Provisions. Subdivision permits will implement most of the non-standard provisions.

An assessment of how development has proceeded and where public land uses have been established closer to the time of translation will provide a better guide to where zone boundaries should be settled.

Other than the UGZ, standard provisions are used to implement the plan including open space contributions through Clause 52.01 and Development Contributions through Clause 45.06. These will stay in place until all relevant contributions are collected.

The Environmental Significance Overlay (ESO) can be reapplied to areas established with environmental values should council consider them required.

S46m(1) - Direction on Development Contributions Plan

This direction seeks to direct planning authorities in relation to the preparation and content of a Development Contributions Plan.

The Craigieburn North Employment Area DCP has been prepared in accordance with the intent and provisions of this direction. The DCP sets out \$66 million of local infrastructure works for the precinct.

The development contribution rates as per the net developable hectare at September 2014 are: \$191,264 per NDA ha for both the commercial and industrial precincts. Development is conditional upon agreement to pay levies in line with the DCP.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment represents an integrated decision making process that balances the conflicting objectives of the relevant State planning policies as follows:

- Clauses 11.01 Activity centres, 11.02 Urban growth, 11.03 Open space - The amendment incorporates a precinct structure plan. These plans set out an orderly structure for development of the precinct including bringing zoned land supply to the market, providing land with good proximity to existing and planned amenities and services, and infrastructure.
- Clause 12.01 Biodiversity - Offsets for vegetation removal and habitat areas for nationally and state significant species will be provided in accordance with the Biodiversity Conservation Strategy.
- Clause 17.02 Industrial - The amendment provides for land supply of industrial and commercial land with good access to existing and proposed road networks and for future employees. The amendment is consistent with the proposed land uses designated within the North Growth Corridor Plan. The precinct is bound by the Hume Freeway, Donnybrook Road, Merri Creek, the Sydney-Melbourne rail corridor and an existing industrial estate to the south, minimising any amenity impacts to existing residential populations. The precinct takes advantage of key logistic connections with

proximity to Tullamarine Airport, principle freight networks and the future Outer Metropolitan Ring road.

- Clause 18.01 Land use and transport planning, 18.02 Movement networks - The precinct is strongly integrated with the existing and planned arterial road network and Principal Public Transport Network. The proposed road network provides opportunities for future bus capable networks as well as integrated cycle networks across the precinct and connecting to existing communities
- Clause 19.03 Development infrastructure - A development contributions plan has been prepared for the Craigieburn North precinct and forms part of this amendment. This amendment provides the strategic basis for the DCP including roads, intersections, bicycle paths, sports facilities and open space. Water, sewer and drainage services are readily connectable from adjacent development into the precinct.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment is consistent with and has been prepared in accordance with the Local Planning Policy Framework.

Municipal Strategic Statement

- *Clause 21.01 Land Use Vision for Hume City.* This policy provides an overarching vision for Hume City Council. The policy lists the following key land use objectives:
 - *Community Wellbeing* - The amendment will upgrade the existing Laffan Reserve as well as provide a network of open space throughout the precinct.
 - *The Economy* - The amendment provides for a large number of employment land in close proximity to existing and future residential communities.
 - *Infrastructure* - The amendment provides road networks, bicycle and walking linkages.
 - *Environment* - The amendment supports preservation and enhancement of the Merri Creek GGF habitat, retention of significant vegetation, as well as encouraging a well designed built environment for employment uses. The amendment will facilitate the delivery of jobs in the northern growth corridor, reducing travel times and associated environmental impacts.
 - *Local Areas* - The PSP will result in encouraging industrial and employment development in Craigieburn through the provision of an employment destination and supporting road network, walking and bicycle paths.

Local Planning Policies

21.04 – Infrastructure

The introduction of the PSP and DCP will ensure the timely provision of infrastructure in order to encourage economic development. Development is required to contribute towards key infrastructure such as roads, intersections and bridges as development progresses through the precinct. The Craigieburn North Employment Area DCP requires a contribution of \$191,264 per net developable hectare which will fund approximately \$66 million of infrastructure projects across the precinct.

21.05 – Natural Environment and Built Environment

The PSP responds to this policy by protecting the biodiversity values and ensuring the proposed land use and development in the vicinity of Merri Creek are designed and located in such a way as to protect and enhance the ecological, landscape and cultural values of these sites. The PSP includes a Growling Grass Frog Conservation Area Concept Plan for the Merri Creek area which development that includes land within the conservation area of adjoins the conservation area must comply with. Furthermore, appropriate buffers are required between development and any conservation areas.

The proposed application of the Rural Conservation Zone (RCZ) and tailored Incorporated Plan Overlay Schedule 2 (IPO2) to protect the environmental values and habitat of the nationally listed Growling Grass Frog along the Merri Creek will ensure its ongoing management and protection.

Local Policies

22.01 – Industrial Local Policy

Hume's Industrial Local Policy seeks to deliver high amenity employment precincts and applies to Industrial 1, 3 and Business 3 Zone land. The local policy itself does not reference the future Craigieburn North Employment Area, however the objectives of providing a range of lot sizes, ensuring new development is well designed including enhanced streetscape amenities, protecting natural and cultural heritage sites, providing effective stormwater management and provide appropriate interface to Hume Freeway have been adopted throughout the PSP. The PSP delivers 15.03ha of land for stormwater treatment including wetlands and retarding to ensure water quality treatment is of a high standard when entering the existing waterways.

22.19 – Industrial Stormwater Management Policy

Hume's Industrial Stormwater Management Policy applies to all applications for Industry and Warehouse. The policy seeks to achieve improved stormwater quality to reduce the environmental impact of industrial development on waterways and receiving water bodies. The policy seeks to implement Water Sensitive Urban Design (WSUD) in the design of buildings, subdivisions and works to minimise the impact on surrounding environments.

The PSP and amendment supports this policy by promoting the use of water sensitive urban design, including stormwater re-use and mitigating any long term effect of development on the Merri Creek. The proposed stormwater treatment facilities have been discussed and prepared with Melbourne Water and Hume City Council to ensure they deliver an acceptable outcome.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment meets the form and content requirements of the Victoria Planning Provisions. Importantly, the application of the UGZ is considered the appropriate tool to guide future use and development of the site through the specification of conditions and requirements for permits. Further, the use of the Rural Conservation Zone with a tailored Incorporated Plan Overlay for the protection of environmental values has been agreed with DELWP.

How does the amendment address the views of any relevant agency?

The Craigieburn North Employment Area PSP and DCP have been prepared in consultation with relevant agencies including Hume City Council, Department of Economic, Development, Jobs, Transport and Resources (DEDJTR), Yarra Valley Water (YVW), Department of Environment, Land, Water and Planning (DELWP), Country Fire Authority (CFA), VicRoads and Melbourne Water.

The MPA will continue to work with relevant state agencies during the exhibition of the amendment and propose revisions to the amendment package to resolve submissions should any issues be raised.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The Metropolitan Planning Authority is an 'interface body' under the *Transport Integration Act 2010*. Under Section 25 of that Act:

(1) An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.

(2) An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.

The amendment is likely to have an impact on the transport system at a local level. It will require upgrades to nearby parts of the road network and will allow the creation of a new local road network. The road network will contribute to the development of a future bus network in the area.

The proposed additions and changes to the existing transport system in and adjacent to the precinct will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment in housing and local retail services in the area;
- enabling efficient access to existing and planned employment and services in and around the North Growth Corridor through connections to the arterial road network and planned extensions to bus services;
- ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes;
- designing roads that are of a suitable scale and compatible with the expected travel demand and that provide a suitable scale and impact in relation to likely adjoining development;
- infrastructure provided for through the Development Contributions Plan will generally be provided as sufficient demand arises for the relevant infrastructure item and provides the opportunity for the efficient construction of items concurrent with subdivisional development; and
- Integrating relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of the amendment.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will have minimum impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP and DCP in the Hume Planning Scheme will facilitate the future orderly and proper planning of the area.

Further, the UGZ Schedule 8 has been structured in such a way that the ultimate translation to conventional Victoria Planning Provisions zones can occur in a timely and efficient manner once the land has been developed.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following locations:

Metropolitan Planning Authority
Level 25, 35 Collins Street
MELBOURNE

Hume City Council
1079 Pascoe Vale Road
BROADMEADOWS

A copy of all documentation is available on the Metropolitan Planning Authority website at:

www.mpa.vic.gov.au

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions regarding the amendment must be received by **Friday 8 May, 2014**.

A submission must reference 'Craigieburn North Employment Area PSP' and be sent to:
Metropolitan Planning Authority
Level 25, 35 Collins Street
MELBOURNE, VIC, 3000

Or via email at: amendments@mpa.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week beginning 29 June 2015*
- panel hearing: week beginning 27 July 2015*

* please note dates are subject to change