Planning and Environment Act 1987

# MITCHELL PLANNING SCHEME

# AMENDMENT C106

# EXPLANATORY REPORT

## Who is the planning authority?

This amendment has been drafted by the Growth Areas Authority, now known as the Metropolitan Planning Authority (MPA). Subject to the outcomes of consultation, the Metropolitan Planning Authority may propose that the Minister for Planning act as the planning authority for this amendment.

The Amendment has been made at the request of the Metropolitan Planning Authority and Mitchell Shire Council.

## Land affected by the amendment

The Amendment applies to land included in the Beveridge North West Precinct Structure Plan (PSP) as shown in Map 1 below. The PSP area is located south of Wallan and north of Beveridge townships and covers approximately 1254 hectares of land and is generally defined by the Hume Freeway to the east, Camerons Lane to the south, Old Sydney Road to the West and the western extension of the Hadfield Road reservation to the north.

**MAP 1**



## What the amendment does

The Amendment makes a number of changes to the Mitchell Planning Scheme to facilitate the development and use of land within the Beveridge North West PSP area.

Specifically the amendment:

* Inserts two new documents titled Beveridge North West Precinct Structure Plan, August 2014 and Beveridge North West Development Contributions Plan, August 2014 into the Mitchell Planning Scheme.
* Inserts Schedule 3 to Clause 37.07 Urban Growth Zone (UGZ) into the Mitchell Planning Scheme.
* Rezones all of the land within the PSP area to UGZ Schedule 3.
* Inserts Schedule 3 to Clause 45.06 Development Contributions Plan Overlay (DCPO3) into the Mitchell Planning Scheme and applies the DCPO Schedule 3 to land within the amendment area.
* Deletes the Erosion Management Overlay (EMO) from land within the amendment area.
* Deletes the Salinity Management Overlay (SMO) from land within the amendment area.
* Deletes the Vegetation Protection Overlay Schedule 1 (VPO1) from land within the amendment area.
* Amends the Schedule to Clause 52.01 to provide for 3.08% passive open space contributions for land within the amendment area.
* Amends the Schedule to Clause 66.04 to require certain applications to be referred to the Department of State Development, Business and Innovation.
* Amends the Schedule to Clause 81.01 to include the new incorporated document titled “Beveridge North West Precinct Structure Plan, September 2014” and “Beveridge North West Development Contributions Plan, September 2014”.

## 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.

A planning scheme amendment is the most appropriate method for managing the proposed urban growth and associated development as the matters relate to land use and development outcomes.

The planning scheme amendment allows for urban development outcomes specific to the land resulting in more certain and efficient regulation than might otherwise occur were the general provisions of the scheme to be relied upon.

The Amendment provides a balanced outcome in favour of net community benefit. The certainty provided by the amendment, in terms of land use, development and infrastructure outcomes, provides for a transparent and informed investment environment while delivering a clear picture of the future of the land for the existing community. The amendment provides for the housing and servicing of new residents in a manner that minimises disruption to the existing community.

The Amendment provides for the development of approximately 11,200 new homes for approximately 31,000 people. To service this new population, the amendment provides for three local town centres (LTC), a convenience centre (CC), four sport field reserves, a series of local parks, the enhancement of Kalkallo Creek and the provision of drainage reserves in the central part of the precinct. Three state primary schools, one state secondary school, two non government primary schools and two new community centres are also proposed.

To 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 complements, and in some cases replaces, existing provisions of the scheme. In particular the amendment streamlines and integrates processes for native vegetation management, infrastructure provision and housing diversity on smaller lots.

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

The Amendment is also required to apply a development contributions plan over the Beveridge North West area that levies development and community infrastructure contributions.

The Amendment is required to provide a transparent method for new development to assist the Beveridge North West 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 residential, retail, commercial and community development by introducing planning provisions that apply fairly and transparently to all affected landowners. The amendment facilitates this development in a location where existing services and infrastructure can be easily expanded.

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 allows for further urban development in Melbourne that will improve the supply of housing, provide employment opportunities and create a robust neighbourhood structure with a legacy of funded local infrastructure projects.

The Amendment implements a number of the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* (Act). In particular:

* *To provide for the fair, orderly, economic and sustainable use and development of land*

The Amendment will facilitate the development of a new community with good access to services, employment and public open space. The delivery of housing makes effective use of the available land within the area with a required average density of at least 15 dwellings per net developable hectare.

The Amendment applies consistent controls across the precinct for residential development and sets out what development and community infrastructure is required to ensure the fair and equitable provision of works, services and facilities needed by the new community to secure a good quality of life.

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

The Beveridge North West PSP has been prepared in accordance with the Biodiversity Conservation Strategy which sets out all the conservation measures required for matters of national environmental significance and state significance to satisfy Federal and State biodiversity and native vegetation requirements.

The PSP identifies approximately 210 hectares of land to preserve and enhance landscape values associated with the higher topography of the northern section of the PSP area. Similarly the PSP sets aside approximately 100 hectares of land for the protection and enhancement of Kalkallo Creek and the provision of required drainage reserves. Another 20 hectares of land is identified to protect existing tree rows running north south through the precinct and located centrally within the precinct. This land will provide significant opportunities for habitat for native fauna and flora.

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 Amendment will contribute towards increased transport choice and potential reductions in private car use, as the Precinct establishes. The Precinct will have a highly inter-connected road network, minimising dead-ends and containing continuous pedestrian and cycling footpaths with dedicated commuter and recreational bike lanes/ shared pathways on key routes.

The Amendment will introduce provisions that will ensure that any potential impacts on sensitive uses as a result of the operation of the proposed quarry in the north eastern corner of the precinct are appropriately considered and managed.

* *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians 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. New local parks, new sport facilities and natural systems will also contribute to the creation of a pleasant living and recreational environment for the community and its visitors.

The Amendment ensures that housing will have good proximity to education and employment opportunities and will allow residents to have a larger choice in terms of travel modes in reaching these destinations.

* *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The Amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure all households are connected to sewer, water and gas.

The PSP encourages transport choice and a reduction in private car use by providing a highly inter-connected road network allowing for looped bus routes whilst supporting the future train stations to the east of the PSP. The PSP also provides for the creation of a network of pedestrian and bicycle paths across the precinct.

* *To balance the present and future interests of all Victorians*

The PSP identifies land within the precinct for arterial road upgrades, sports facilities, local parks and the provision of utilities. The new community contributes to the cost of this 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 the environmental effects and any relevant social and economic effects?

*Environmental effects*

The amendment sets aside significant areas of land that has been identified as having landscape values or forms part of the Kalkallo Creek reserve or is required for drainage and preservation of existing tree rows that will provide potential habitat for a range of native fauna and flora within the precinct.

The PSP has been prepared consistently with the Biodiversity Conservation Strategy (BCS). No conservation areas are identified in the BCS in relation to the Precinct. All areas that contain potential habitat for nationally listed species will need to be offset in accordance with the BCS.

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 require a range of constructed and natural waterways linked to a network of retarding basins to manage flooding, as identified in the background drainage reports. The distribution of open space within the precinct ensures that a majority of residential properties have access to a range of local parks within a walkable 400 metres.

A precautionary desktop environmental site assessment has been carried out for all the land whether or not it meets the definition of ‘potentially contaminated land’. The amendment (via the UGZ Schedule) requires further investigation, testing and remediation for all land within the Precinct prior to use for sensitive land uses (eg. housing, schools, and child care).

The Amendment will contribute towards increased transport choice and potential reductions in private car use, as the Precinct establishes. The Precinct is also designed with access to future potential bus routes. 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 sets out what new infrastructure including sports and community facilities, road and trail upgrades, parks and waterways are required to service the new community. This new infrastructure will ensure that new residents do not place an unfair burden on existing community assets in the area. The infrastructure maximises opportunities for new residents to safely and efficiently access employment and everyday services including shopping and engage in locally based social activities.

*Economic effects*

The Amendment will establish a framework for the development of a new urban community which will have its own focus whilst seamlessly integrating with the existing Wallan and Beveridge community. The structural elements of the PSP are interlinked to facilitate an attractive built environment, a strong community and a sense of place for the precinct.

The PSP includes three local town centres (11,000, 4,500 and 4,500 square metres respectively) and a local convenience centre. The Precinct is anticipated to generate approximately 6,000 jobs.

The Amendment enables the delivery of a range of lifestyle opportunities to meet the needs of a variety of household sizes and budgets. It encourages the development of a range of house types from the conventional to medium and high density residential development. Medium to high density homes in a variety of styles are promoted near services, community facilities, public transport corridors, open space and amenities. This will also support the viability of the local town centres serving the precinct.

The location of the three local town centres, three state primary schools, a state secondary school, community services and local parks and sporting reserves will promote walking and cycling as safe and convenient modes of transport to these local amenities. This is achieved through their distribution and the street types that connect them which have dedicated space for pedestrians and cyclists.

*Social Effects*

The amendment is expected to generate positive social benefits for the Shire of Mitchell through the provision of a range of residential densities that are well served by community facilities and other key infrastructure including education centres, retail areas, parks and other public facilities such as medical centres and retirement villages.

Planning for the development of community infrastructure such as sporting fields and other community facilities, which will have a close spatial relationship with residential neighbourhoods, will assist in the creation of a ‘sense of place’ by fostering social interaction within the immediate and wider community.

### Does the amendment address relevant bushfire risk?

The Precinct lies within an identified bushfire prone area. Most of the land within and surrounding the precinct is currently used for agriculture and general farming. In the short to medium term this land presents a fire risk, albeit low, generally from grasslands. In the medium to long term most of the land within the Precinct, beyond the land set aside for landscape values and all of the undeveloped land directly to the north, east and south of the Precinct will be developed for urban purposes and subsequently will substantially reduce any identified fire risk. The land to the west is outside of the urban growth boundary and will continue to pose a fire risk.

This amendment sets out fire management planning controls that will ensure that the fire risk is managed during the staging of development across the Precinct. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

The Country Fire Authority has been consulted in relation to the preparation of these standard controls.

### 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.

A precautionary desktop environment 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. housing, junior schools and child care).

*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.

*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 Beveridge North West PSP area predominantly for residential development. The North Growth Corridor Plan also designates a significant amount of land in the northern and western edge of the PSP area to protect the identified landscape values of that land. The Corridor Plan also identifies a potential regional active open space facility in the northern portion of the PSP area. Other key features depicted include two new north-south arterial roads and a new east west arterial road.

The PSP and amendment are generally consistent with the North Growth Corridor Plan in setting aside land for landscape values in the northern portion of the PSP area, providing two new north south arterial roads and a key Boulevard east west connector street. The balance of the Precinct is designated for residential development.

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

*Objective one: To establish a sense of place and community*

The topography of the precinct varies from generally flat in the central part of the PSP to rolling hills in the northern part of the site. Kalkallo Creek also traverses the western portion of the precinct with Spring Hill Cone in the north east corner of the precinct and Mt Fraser to the east of the precinct providing significant landmarks for the precinct and surrounds.

The PSP tries to build upon these landscape characteristics by setting aside a significant amount of land to protect and enhance existing landscape values in the northern portion of the precinct, by retaining two significant rows of trees that run north south through the central part of the precinct and by enhancing Kalkallo Creek. The natural features of the precinct will provide a unique and important context for the future community.

The large central local town centre co-located with a future state primary school and a secondary school, a non-government primary school, a sporting reserve, and a community centre will provide an integrated community hub and focus for the precinct. This central hub will be framed by the two north south arterial roads and a boulevard style east west connector street that runs to the south of the future local town centre.

The two smaller local town centres are located along connector streets and co-located with a state primary school and sporting reserve. The south western local town centre also includes a community centre and non-government school site and is set along the eastern banks of Kalkallo Creek. Both of these local town centres will create a distinct destination that will service the needs of the future resident community.

The road network will complement the existing and future road network connecting to adjoining neighbourhoods. Nature strips along roadways will be of sufficient width to support long term tree growth and contribute to the attractiveness of the place.

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

An important new approach to housing diversity has been developed and introduced through this and other PSPs currently under preparation. New provisions in the PSP deliver a comprehensive guide to delivering diversity that provides for a range of densities across the area. This allows for increased choice to homebuilders and purchasers to build a house of the size they want in the location they want while meeting policy goals seeking higher dwelling densities in growth areas. The use of the *Small Lot Housing Code,* incorporated into the Mitchell Planning Scheme, will provide developers the ability to provide diverse housing options promptly and within required design guidelines.

*Objective three: To create highly accessible and vibrant activity centres*

Three local town centres are proposed within the precinct comprising a larger central centre and two smaller centres in the south west and south east corners of the precinct. The local town centres are integrated with schools, sporting reserves and except for the south eastern centre with community centres.

A local convenience centre will be provided to service the north western portion of the precinct.

The network of town centres will provide a mixture of unique town centre experiences, with accessibility to services and facilities for the future community.

*Objective four: To provide for local employment and business activity*

The PSP is expected to deliver approximately 6,000 local jobs. The town centres throughout the precinct in conjunction with home based occupations, schools and community facilities will provide local employment opportunities.

*Objective five: To provide better transport choices*

The precinct integrates with the existing road network and provides new arterial roads linking Camerons Lane and the existing Beveridge township to Wallan. The road network will provide a modified grid connector street system that responds to the topography of the precinct while ensuring good connectivity both within the precinct and to Beveridge to the south.

The cycle and walking trail network is deliberately aimed at providing access to key local destinations including the three local town centres, open space, schools and community centres.

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

The PSP aims to locate residential lots within 400m of a potential Public Transport Route. The provision for shared path facilities also encourages the use of sustainable transport modes within the precinct.

All of the elements planned for the precinct, as described in the response to objectives above and below, have sustainability and climate change adaptability built into their design. They provide for:

* Reduced travel times to key services and multiple mode and route options for travel including by means other than the currently dominant private car mode
* Management of natural systems, and the effects of development on natural systems, so as to minimise or offset detriment to those systems
* Efficient use of land for multiple purposes where practicable.

*Objective seven: To deliver accessible, integrated adaptable community infrastructure*

Community facility hubs including community health and education centres, schools and sports fields are co-located to provide opportunities for more efficient use and vibrant public places.

The proposed connector roads and cycling and shared trails within the precinct will provide excellent access to these community hubs.

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

Most provisions in the incorporated documents and associated 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.

Additionally, flexible applied zones that follow the pattern of development rather than lead it allow flexibility when the PSP is followed through in the detail of subdivision and land use layouts.

* *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 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. This will stay in place until all relevant contributions are collected.

*Direction No. 11 Strategic assessment of amendments*

This explanatory report addresses the requirements of this direction.

*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 DCP has been prepared in accordance with the intent and provisions of these Directions.

The Beveridge North West Development Contributions Plan (‘the DCP’) sets out $199,460,500 of local infrastructure works for the precinct. The DCP levies $177,924,955 of this amount from developers in the precinct. The balance of funding is the responsibility of Mitchell Shire Council.

Proposed development contribution rates as at September 2014 are:

* Community infrastructure levy
* This is for a limited range of community facilities. The actual cost of proposed community infrastructure is $1,366 per dwelling. However the proposed levy is $900 per dwelling, being the maximum allowable charge under *the Act*.
* Development infrastructure levy: rate expressed as the cash charge per net developable hectare of land usually levied at the time of subdivision/development

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|  | Beveridge North West DCP |
| Sporting Reserves | $66,877 |
| Intersections | $15,147 |
| Roads | $74,947 |
| Community infrastructure | $17,499 |
| Culverts | $53,192 |
| TOTAL | **$227,662** |

### 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 the location and function of activity centres taking into account the existing and planned network of centres in the region, 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 14.03 Resource Exploration and Extraction – The amendment and PSP includes provisions that will provide an appropriate buffer to the proposed basalt quarry on land in the north eastern portion of the PSP area. The provisions are designed to ensure that if quarry operations commence any proposed sensitive uses within the designated buffer area are required to demonstrate they are compatible with the ongoing operation of the quarry. The Department of State Development and Investment will be a determining referral authority for all applications within the buffer area.
* Clause 16.01 Integrated housing - Housing in the precinct will be fully serviced. New residents will have access to existing services and employment opportunities in the community in adjacent developed neighbourhoods and through provision of new infrastructure in the precinct. The precinct structure plan sets out a range of housing densities that can be accommodated in the precinct.
* Clause 17.01 Commercial - The amendment provides for three local town centres as well as a local convenience centre providing local services and conveniences to the catchment within the PSP..
* 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 a robust structure for traffic and transport movement within and through the precinct.
* Clause 19.02 Community infrastructure, 19.03 Development infrastructure - A comprehensive development contributions plan has been prepared for the Beveridge North West precinct and forms part of this amendment. This amendment provides the strategic basis for the DCP including major 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.

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

The amendment meets the form and content requirements of the Victorian Planning Provisions. Importantly, the application of the UGZ is considered an appropriate tool to apply 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.

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

The Amendment and the *Beveridge North West Precinct Structure Plan and Beveridge North West Development Contributions Plan* have been prepared in consultation with affected agencies. Amongst others key relevant agencies include Mitchell Shire Council, Department of Transport Planning and Local Infrastructure, Public Transport Victoria, VicRoads, Melbourne Water, Department of Education and Early Childhood Development, Department of Environment and Primary Industries, Parks Victoria, Office of Living Victoria, Yarra Valley Water and Country Fire Authority.

Provisions throughout the amendment documents have been included and amended to accommodate the views of these agencies during pre-exhibition discussions. The views of agencies will continue to be sought during the consultation process and modifications made as further views of agencies are provided.

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

The Metropolitan Planning Authority in itself and acting as a 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 a significant impact on the transport system at a local level. It will require upgrades to nearby parts of the regional road network and will allow the creation of a new local road network that will set the future pattern of development in the precinct. It will contribute to the development of the 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 local area and region 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.
* Providing locally based sports and recreational facilities to reduce the need for extended travel.
* 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 Beveridge North West 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.
* Integrating the construction of bus stop facilities with the development process to minimise construction costs and provide the opportunity to optimise the location of bus stops and design of roads in relation to bus routes and associated facilities.
* 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 the DCP in the Planning Scheme will facilitate the future orderly and proper planning of the area. In most cases a single subdivision permit will capture all of the development requirements for a particular site.

Further, the UGZ Schedule 3 has been structured in such a way that the ultimate translation to conventional Victorian Planning Provisions zones can occur in a timely and efficient manner once the land has been substantially developed.

## Where you may inspect this Amendment

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

**Mitchell Shire Council Metropolitan Planning Authority**

12/81 High Street Level 29, 35 Collins Street

Wellington Square Melbourne 3000

Wallan 3756 [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

[www.mitchellshire.vic.gov.au](http://www.mitchellshire.vic.gov.au)