The Metropolitan Planning Authority (MPA), in collaboration with Mitchell Shire Council is planning for a new residential community in Beveridge North West. The MPA has released the Beveridge North West Precinct Structure Plan (PSP) and Beveridge North West Development Contributions Plan (DCP) for community input.

The Beveridge North West PSP is a long term plan that will determine how the new residential community will develop over the next 20 years. The PSP area is bound by the Hume Freeway to the east, Camerons Lane to the south and Old Sydney Road to the west and is approximately four kilometres south of the Wallan community.

The PSP will accommodate a residential community of approximately 30,000 people and provide a series of local parks, four sporting reserves, an integrated cycle network, five primary schools, a secondary school, community facilities, three local town centres and a local convenience centre.

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

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

Accordingly, submissions will be made available for public inspection at the premises of the Metropolitan Planning Authority (MPA) until two months after gazettal of the resulting planning scheme amendment. Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request during the same period as above. Information contained within submissions may also be used for other planning purposes undertaken by the MPA such as corridor plans and biodiversity studies.

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

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The Beveridge North West Precinct will be framed by the strong landscape setting that is defined by the treed ridgelines of Old Sydney Road, the prominent volcanic cones of Mt Fraser and Spring Hill, and the undulating hills to the west and north of the Precinct. Waterway corridors will connect a diversity of future residential neighbourhoods. A network of open space, local parks, hilltops and linear trails will provide attractive connections into vibrant town centres, schools and recreational areas.

Beveridge North West will be:

- A distinctive locality defined by valued landforms and environmental features such as parks, waterways and cycling paths;
- A liveable place, where there is access to employment, social and leisure options;
- A healthy place where walking and cycling to facilities is enabled by an integrated open space network;
- A community with housing choice that responds to changing needs over time; and
- A vibrant place with thriving town centres where people can meet, shop, work and play.

**PROPOSED CHANGES TO THE MITCHELL PLANNING SCHEME DRAFT AMENDMENT C106**

In order to implement the Beveridge North West PSP and the Beveridge North West DCP, an amendment to the Mitchell Planning Scheme Amendment is required to be undertaken. The Planning Scheme Amendment proposes to:

- Insert two new documents titled Beveridge North West Precinct Structure Plan, September 2014 and Beveridge North West Development Contributions Plan, September 2014 into the Mitchell Planning Scheme.
- Insert Schedule 3 to Clause 37.07 Urban Growth Zone (UGZ) into the Mitchell Planning Scheme.
- Rezone all of the land within the PSP area to UGZ Schedule 3.
- Insert Schedule 3 to Clause 45.06 Development Contributions Plan Overlay (DCPO3) into the Mitchell Planning Scheme and apply the DCPO Schedule 3 to land within the amendment area.
- Delete the Erosion Management Overlay (EMO) from land within the amendment area.
- Delete the Salinity Management Overlay (SMO) from land within the amendment area.

- Delete the Vegetation Protection Overlay Schedule 1 (VPO1) from land within the amendment area.
- Amend the Schedule to Clause 52.01 to provide for a 3.0% passive open space contributions for land within the amendment area.
- Amend the Schedule to Clause 66.04 to require certain applications to be referred to the Department of State Development, Business and Innovation.
- Amend the Schedule to Clause 81.01 to include the new incorporated documents titled “Beveridge North West Precinct Structure Plan, September 2014” and “Beveridge North West Development Contributions Plan, September 2014”.

**WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY**

Electronic copies of the draft Amendment C106 to the Mitchell Planning Scheme and Beveridge North West PSP and DCP are available from the Metropolitan Planning Authority and Mitchell Shire Council websites:

www.mpa.vic.gov.au
www.mitchellshire.vic.gov.au

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

- Metropolitan Planning Authority
  Level 29, 35 Collins St
  MELBOURNE VIC 3000
- Mitchell Shire Council
  12/81 High Street
  Wellington Square
  WALLAN VIC 3756

If you wish to comment on the PSP, DCP and associated draft amendment documents, comments must be made to the MPA at the postal address above or via e-mail to amendments@mpa.vic.gov.au. Please ensure that any comments regarding the draft PSP and its associated amendment documents are received by Wednesday 1 October, 2014.

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