

INFRASTRUCTURE CONTRIBUTIONS PLAN

Through the preparation of the Donnybrook/Woodstock PSP, the MPA, City of Whittlesea and the Shire of Mitchell have sought to understand and plan for the needs of the future community by anticipating the requirements of roads, intersections, bridges, community buildings and sports and recreation facilities.

Basic and essential infrastructure needs to be provided to fully support the future community within the Donnybrook/Woodstock PSP. Previously, this local infrastructure would have been funded through a Development Contributions

Plan (DCP). The Victorian Government has recently passed new legislation to introduce a new simpler system for funding local infrastructure, referred to as an Infrastructure Contributions Plan (ICP).

This new system will come into effect in early 2016 and will apply to this PSP. The ICP that will apply to this precinct will be formally exhibited when the new system is in place. At that time, anyone interested will be able to make a submission on the detailed ICP document.

FREQUENTLY ASKED QUESTIONS

The following information provides basic information relating to the new contributions system.

What is an Infrastructure Contributions Plan?

An Infrastructure Contributions Plan (ICP) is a simplified system for funding basic and essential local infrastructure required by a new community. The ICP may be made of two parts, a standard levy and a supplementary levy. The standard levy is a pre-set rate that may be used to fund transport, community and recreation infrastructure and public land provision. In particular circumstances a supplementary levy may also apply.

How much will the ICP rate be?

The ICP rate will be determined by the Minister for Planning and formalised through a Ministerial Direction.

What infrastructure will be included in the ICP?

The basic and essential infrastructure that an ICP can fund will be detailed in the future Ministerial Direction. The specific infrastructure items that are expected to be included in this ICP can be identified in the Precinct Infrastructure Plan and Open Space Table located within the Donnybrook/Woodstock PSP.

Will the ICP be incorporated into the Planning Scheme?

Yes.

Will the introduction of an ICP delay the PSP?

No, the PSP will proceed as planned. If the PSP is gazetted prior to the ICP, landowners will be expected to form a Section 173 agreement with Council as an interim option.

Where can I get more information?

More information relating to the ICP and the infrastructure projects planned for the Donnybrook/Woodstock PSP can be found on the MPA website www.mpa.vic.gov.au.

For a list of projects required for the development of the Precinct. Please refer to Table 10 on page 53 of the Donnybrook/Woodstock PSP for the Precinct Infrastructure Plan.

The following ICP plans have been prepared and illustrate the location of planned infrastructure projects.

- Plan 4: Road Projects
- Plan 5: Intersections & Pedestrian Crossing Projects
- Plan 6: Bridge and Culvert Projects
- Plan 7: Community Buildings
- Plan 8: Sports & Recreation Projects

For more information on the ICP, please contact either:

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Metropolitan Planning Authority
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Megan Taylor,
Structure Planning Manager,
Metropolitan Planning Authority
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WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the draft Donnybrook Woodstock PSP and accompanying documentation for Amendment GC28 to the Whittlesea Planning Scheme and Mitchell Planning Scheme are available from the Metropolitan Planning Authority website: www.mpa.vic.gov.au

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

METROPOLITAN PLANNING AUTHORITY
Level 25
35 Collins Street
MELBOURNE VIC 3000

SHIRE OF MITCHELL
Wallan

CITY OF WHITTLESEA
City of Whittlesea Civic Centre
25 Ferres Boulevard
SOUTH MORANG VIC 3752

4A and 4B, 61 High Street,
WALLAN VIC 3756
... and Broadford
113 High Street
BROADFORD VIC 3658

Comments on draft Amendment GC28 to the Whittlesea Planning Scheme and Mitchell Planning Scheme must be made in writing to the Metropolitan Planning Authority (MPA) and sent to the postal address below or via e-mail to amendments@mpa.vic.gov.au. Please ensure that any comments relating to the draft Amendment are received by **Monday 21 December 2015**.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves Amendment GC28 in accordance with the *Planning and Environment Act 1987*.

WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Metropolitan Planning Authority in accordance with Part 3 of the *Planning and Environment Act 1987*. Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. Your submission will be made available for public inspection at the premises of the 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.

Your contact details will be removed from your submission before it is released to other parties, but may be used to contact you in relation to the amendment.

By making a submission, you also give permission for copyright material to be copied and made public. For further information, consult the MPA

website at www.mpa.vic.gov.au or phone the MPA (9651 9600).

Disclaimer

This publication may be of assistance to you but the MPA and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

INFORMATION SESSION

The MPA and City of Whittlesea will host an information session about the PSP on:

Tuesday 24 November 2015

from 4pm-8pm at the Wollert Hall, Council Recreation Reserve
525 Epping Road Wollert.

FOR MORE INFORMATION:

Stephen Davis,
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Metropolitan Planning Authority
Phone: (03) 9651 9600
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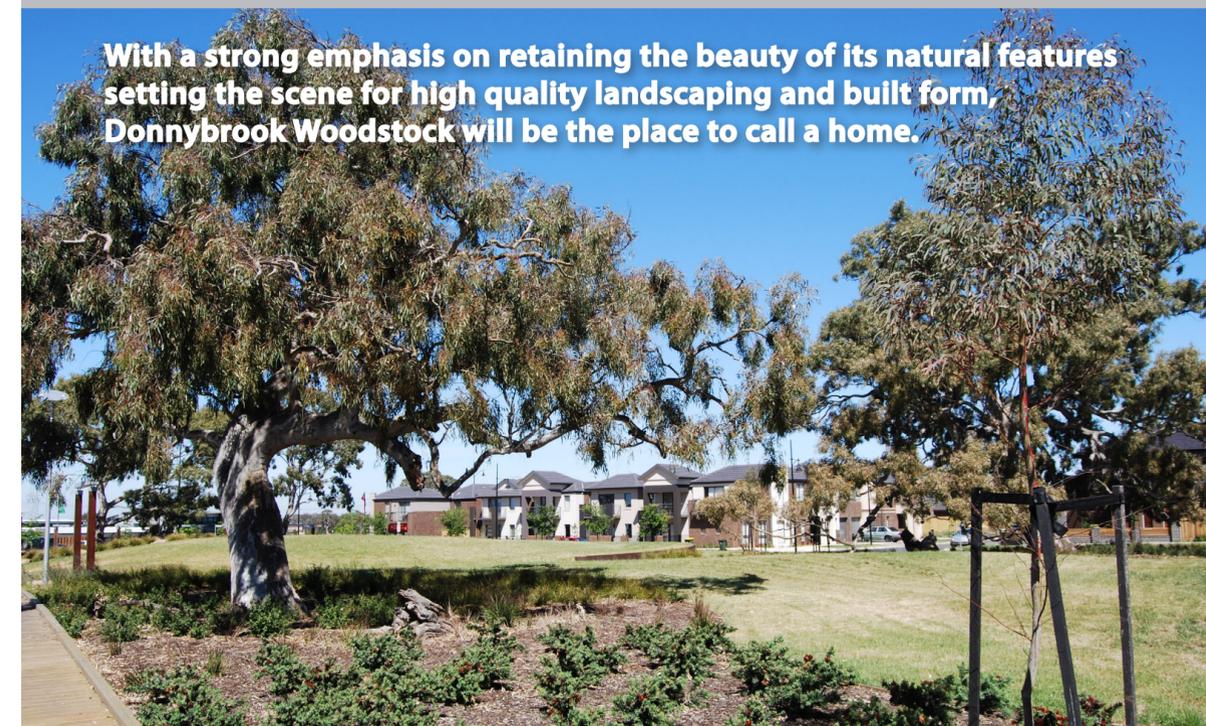
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Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.



With a strong emphasis on retaining the beauty of its natural features setting the scene for high quality landscaping and built form, Donnybrook Woodstock will be the place to call a home.

The Metropolitan Planning Authority (MPA) has prepared a draft Precinct Structure Plan (PSP) with the assistance of the City of Whittlesea, Shire of Mitchell, Government agencies, service authorities and major stakeholders. The PSP will guide development of a new residential precinct in Donnybrook and Woodstock.

The Donnybrook/Woodstock PSP covers an area of approximately 1,786 hectares in the City of Whittlesea and Shire of Mitchell. Located north of Donnybrook Road between the Melbourne-Sydney Railway and Epping-Merriang Road. This precinct will ultimately support a residential community of approximately 16,400 dwellings, a projected population of around 46,000 and deliver more than 3,000 local jobs.

Following consideration and resolution of any matters raised during consultation, the MPA proposes to recommend to the Minister for Planning that he considers approving the Donnybrook/Woodstock PSP as Planning Scheme Amendment GC28 to the Whittlesea Planning Scheme and Mitchell Planning Scheme in accordance with the *Planning*

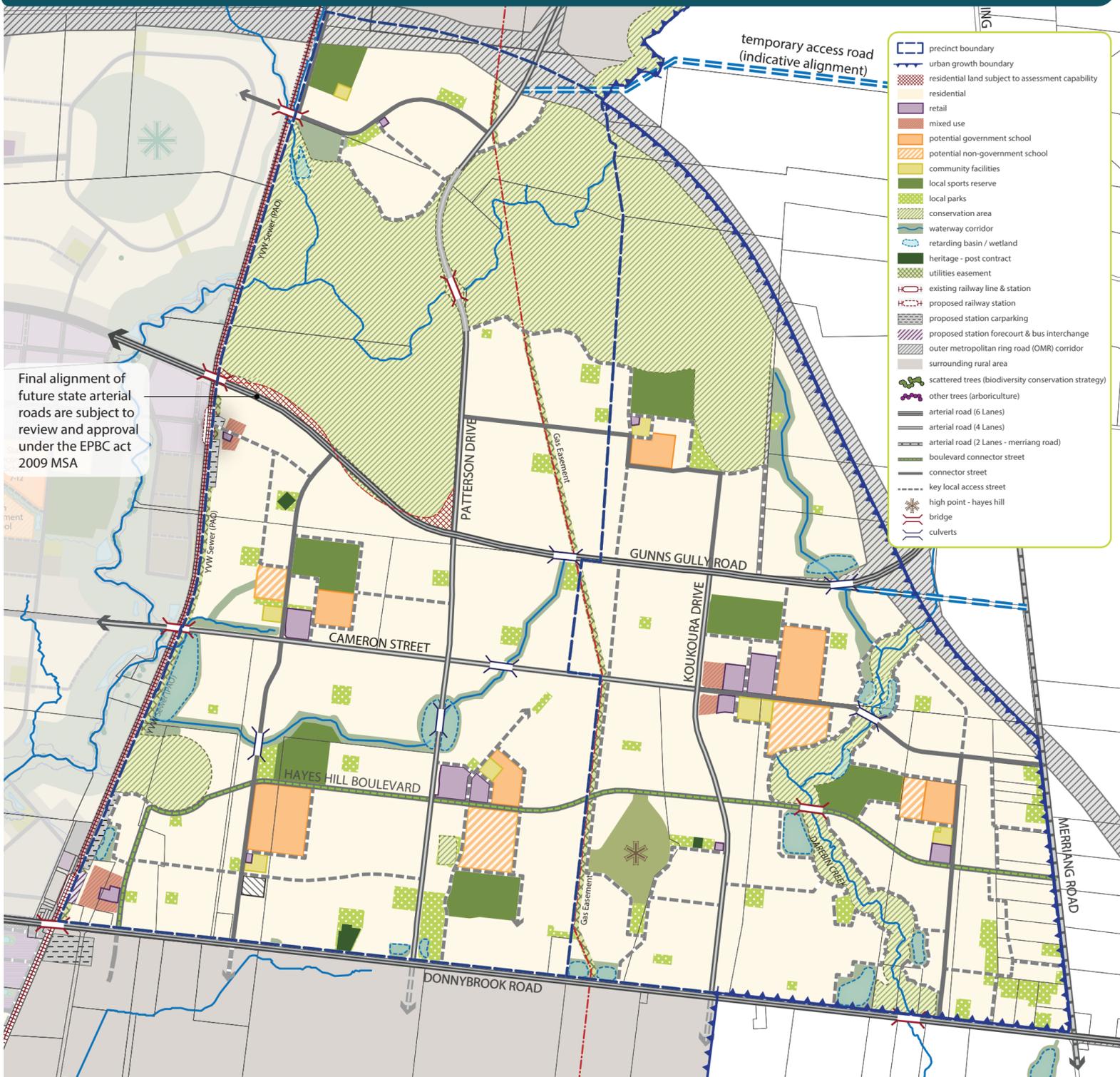
and Environment Act 1987. Before finalising the PSP and making recommendations, the MPA wishes to hear your views on the proposal. Please provide your comments to the MPA by **Monday 21 December 2015**.

The State Government is modernising the collection of financial contributions towards essential development and community infrastructure from the current system known as Development Contributions Plans (DCP) to the new standardised system known as Infrastructure Contributions Plans (ICP). Information relating to the new system and the range of projects included in the plan is contained in this newsletter.

THE PLAN

The Donnybrook/Woodstock draft Future Urban Structure Plan is shown overleaf. The future urban structure forms an integral part of an overall Precinct Structure Plan (PSP). The PSP will guide future development and enable urban development to start in Donnybrook and Woodstock.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT GC28 TO THE WHITTLESEA AND MITCHELL PLANNING SCHEMES UNDER SECTION 19 OF THE *PLANNING AND ENVIRONMENT ACT 1987*.



Final alignment of future state arterial roads are subject to review and approval under the EPBC act 2009 MSA

- precinct boundary
- urban growth boundary
- residential land subject to assessment capability
- residential
- retail
- mixed use
- potential government school
- potential non-government school
- community facilities
- local sports reserve
- local parks
- conservation area
- waterway corridor
- retarding basin / wetland
- heritage - post contract
- utilities easement
- existing railway line & station
- proposed railway station
- proposed station carparking
- proposed station forecourt & bus interchange
- outer metropolitan ring road (OMR) corridor
- surrounding rural area
- scattered trees (biodiversity conservation strategy)
- other trees (arboriculture)
- arterial road (6 Lanes)
- arterial road (4 Lanes)
- arterial road (2 Lanes - merriang road)
- boulevard connector street
- connector street
- key local access street
- high point - hayes hill
- bridge
- culverts

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 and 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. 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 a planned upgrade of the existing Donnybrook Station and planned development of the Lockerbie Station that 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 Growing 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.

IMPLEMENTING THE PLAN

Proposed changes to the Whittlesea Planning Scheme and Mitchell Planning Scheme

Amendment GC28 proposes to insert a new incorporated document titled "Donnybrook/Woodstock PSP" into the Whittlesea Planning Scheme and Mitchell Planning Scheme and gives effect to the PSP.

More specifically, the amendment proposes the following changes to the Whittlesea Planning Scheme:

- Inserts the Urban Growth Zone, Schedule 6 (UGZ6) into the Whittlesea Planning Scheme and applies UGZ6 to part of the land in the amendment area.
- Rezones Urban Floodway Zone (UFZ) to Rural Conservation Zone (RCZ).
- Inserts Schedule 2 to the Rural Conservation Zone (RCZ2) into the Whittlesea Planning Scheme 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 (RCZ2) to Urban Growth Zone, Schedule 6 (UGZ6).
- Removes the Environmental Significance Overlay, Schedules 3 and 4 (ESO3 and ESO4) and replaces this overlay 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 Schedule 7 to Incorporated Plan Overlay (IPO7) into the Whittlesea Planning Scheme 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 Schedule 16 to the Development Contributions Plan Overlay to the Whittlesea Planning Scheme (DCPO16) and applies the DCPO16 to the land within the amendment area.
- Inserts the Public Acquisition Overlay, Schedule 10 (PAO10) into the Whittlesea Planning Scheme and applies it to part of the land at 945 Epping Road, Woodstock
- Inserts the Public Acquisition Overlay, Schedule 11 (PAO11) into the Whittlesea Planning Scheme and applies it to part of the land at 1085 Merriang Road, Woodstock.
- Inserts two properties into the Heritage Overlay Schedule in the Whittlesea Planning Scheme (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.
- Amends the Schedule to Clause 81.01 to include two new incorporated documents titled 'Donnybrook/Woodstock Precinct Structure Plan, November 2015.'

The amendment proposes 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) into the Mitchell Planning Scheme 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 overlay with an Environmental Significance Overlay, Schedule 6 (ESO6) and modifies the ESO6 to match the proposed shape of the RCZ.
- Introduces Schedule 4 to the Development Contributions Plan Overlay to the Mitchell Shire Planning Scheme (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.
- Amends the Schedule to Clause 81.01 to include two new incorporated documents titled 'Donnybrook/Woodstock Precinct Structure Plan, November 2015.'