PSP 1062

Beveridge Central PSP

Part A Submission - GC55
Amendment to the Mitchell and
Whittlesea Planning Schemes



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PART A

Introduction & Amendment overview

1. Introduction

This submission is made on behalf of the Victorian Planning Authority (VPA).

The VPA is the Planning Authority for Amendment GC55 to the Mitchell and Whittlesea Planning Scheme (the Amendment).

The Amendment has been prepared by the VPA in collaboration with Mitchell Shire Council with the support of the relevant stakeholders, landowners and government agencies.

Formal exhibition of the Amendment commenced on 4 November 2016, and concluded on 12 December 2016. A total of 21 submissions have been received. The VPA has worked extensively with Council, developers, landowners and other stakeholders including State agencies to resolve as many of the submissions as possible. A list and explanation of unresolved submissions has been provided in Appendix 1.

2. Preliminary matters - Panel directions

2.1. Formal response to all submissions

A summary of unresolved submissions accompanies this submission in Appendix 1, which details the matters which the VPA consider to be outstanding and require referral to the Panel. A list of changes is also provided which sets out the VPA's position in response to the matters raised by the submitters and what changes are intended to be made to the documents to address these issues.

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

In its Directions dated 29 March 2017 the panel requested specific details in relation to the following matters:

- Background to the Amendment.
- Strategic assessment.
- Identification of the issues raised in submissions and its response (Appendix 6).
- A record of all changes to the Amendment documentation proposed as a result of the issues raised in submissions, and an indication of whether any such changes could impact on other landowners.
- An update on VPA's understanding of all matters both resolved and unresolved between the parties.
- An index of the background reports prepared in relation to the PSP.

2.2. Proposed changes to documents table

If required, any further changes to the documents from what was circulated on the 24 May 2017 will be tabled on Day 1 of the Panel Hearing.

3. Whole of Government Position

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

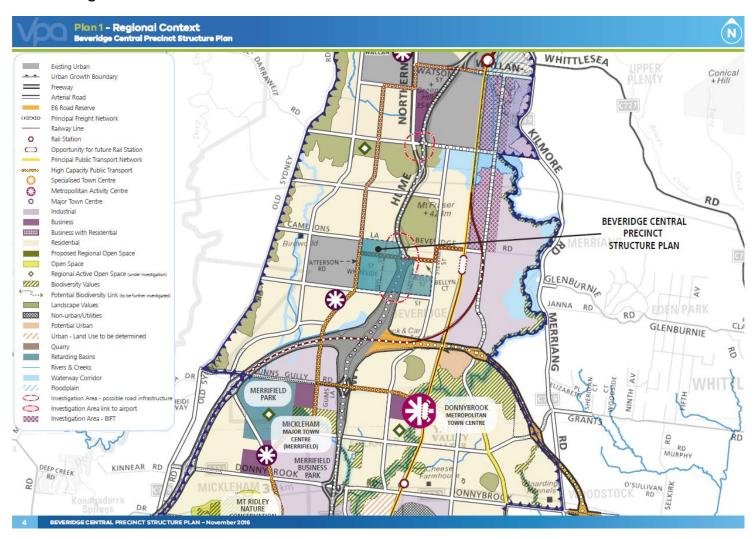
- Department of Environment, Land, Water and Planning
- Melbourne Water
- Department of Economic Development, Jobs, Transport and Resources

A separate supplementary submission will be presented by VicRoads who are the authority responsible for the Public Acquisition Overlay - Schedule 7 that forms part of Amendment GC55. The PAO reserves land for the construction of the future Camerons Lane interchange and the upgrade of Rankin Street.

4. Local Context

The Beveridge Central precinct is located within the Northern Growth corridor in the municipality of the Shire of Mitchell. Beveridge Central (PSP 1062) is located 37 kilometres north of Melbourne's Central Business District and covers an area of approximately 291 hectares of land as illustrated in Figure 1.

Figure 1: Context Plan



4.1. Surrounding land use and development

The Precinct is located approximately 37 kilometres north of Melbourne's Central Business District covering an area of approximately 2.91 square kilometres. The southern boundary of the precinct is Rankin Street and stretches from Patterson Street on the west side to Stewart Street on the east side, a distance of approximately 2.4 km. The south western corner of the PSP boarders with the future Beveridge South West PSP (PSP 1061).

The eastern edge the precinct has a frontage to Stewart Street, where the approved Lockerbie North PSP (PSP 1098) is located on the adjacent side. This approved PSP has a total area of 515 hectares which is projected to have a future population of 12,500 and accommodate two local town centres and four schools (three government and one non-government). The Beveridge Central PSP also boarders the existing Beveridge Township on the eastern side of the Hume Freeway to the north-east of the precinct boundary. The western portion of the PSP boarders the Beveridge North West PSP (PSP 1059) and the Mandalay development. Work is continuing on the Beveridge North West PSP to refine the planned outcomes following consultation in 2014.

The Hume Freeway, which is identified as a Principal Freight Network (PFN) on the North Growth Corridor Plan runs through the centre of the PSP. An existing PAO (Public Acquisition Overlay - Schedule 7) runs along a section of the Freeway from Lithgow Street in the north to Rankin Street in the south. As part of Amendment GC55, a change to the extent the of this PAO area is proposed in order to accommodate the upgrading of Rankin Street and the construction of the Camerons Lane interchange which will provide access to the greater Beveridge area and facilitate the Beveridge Intermodal Freight Terminal (BIFT).

5. Framework for Growth Area Development

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

5.1. Background

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

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

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

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

5.2. Growth Corridor Plans: Managing Melbourne's Growth

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

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

The GCP identifies:

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

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

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

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

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

- Roads and public transport;
- The Melbourne-Sydney rail line will act as an integral part of the Northern Growth Corridor with development opportunities focused around this asset;
- Planning for connected high capacity public transport corridor with the potential for rail;
- Bus capable roads within the precinct for local bus routes;
- E6 transport corridor / Outer Metropolitan Ring road;
- Beveridge Interstate Freight Terminal (BIFT);
- The Hume Freeway;
- Nearby completed PSPs including Lockerbie, Lockerbie North and Merrifield West;
- Community, health and education facilities;
- La Trobe University and RMIT at Bundoora, Kangan Institute at Broadmeadows and Craigieburn and NMIT at Epping and Greensborough will provide the northern corridor with post compulsory education opportunities;
- Northern Hospital at Epping and Kilmore and District Hospital are currently are being expanded;
- Primary, secondary and tertiary health services provided by the Northern Hospital, Epping and development of super clinics at Wallan and South Morang;
- Employment;
- Broadmeadows Metropolitan Activity Centre is expected to be the primary regional centre of the North Corridor, complemented by Epping primary town centre and a new principal town

centre at Donnybrook as well as a network of existing and planned major town centres across the corridor:

- New major town centres are identified at Mickleham, South West Beveridge, Wollert, South Morang and Mernda;
- Industrial employment precincts at Wollert, Mickleham and Donnybrook Road; and
- Open space and biodiversity.

The approved North Growth Corridor Plan (2012) identifies the Beveridge Central precinct as primarily residential with a Principle Freight Network (Hume Freeway) bisecting the area.

5.3. Melbourne's Strategic Assessment and Biodiversity Conservation Strategy

5.3.1. Melbourne's Strategic Assessment (MSA)

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

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

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

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

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

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

The MSA commitments included the preparation of the Biodiversity Conservation Strategy (BCS) which describes the overarching strategy for the protection of biodiversity within Melbourne's growth corridors. The BCS sets out the detailed conservation measures required for Victoria to satisfy the commitments made to the Commonwealth Government under the MSA and meet State requirements for biodiversity under the Victoria planning schemes. These conservation measures will be funded

using a cost recovery model. The program will generate incomes of close to \$1 billion over the next 40 years towards the delivery of the program.

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

5.3.2. Biodiversity Conservation Strategy

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

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

The purpose of the BCS is to:

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

Essentially, the BCS identifies those MNES that must be protected and conserved and those areas that can be removed to enable the urban expansion of Melbourne.

5.3.3. Time Stamping Native Vegetation

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

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

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

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

5.3.4. Habitat Compensation

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

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

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

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

On 5 September 2013 the Commonwealth Minister for the Environment approved all actions associated with urban development in the northern growth corridor as described in the BCS. Importantly this approval was issued subject to conditions.

The Approval for urban development can be found at Appendix 5.

5.4. Plan Melbourne 2017-2050

Plan Melbourne 2017-2050, an adopted government policy document released by the Victorian Government in March 2017, outlines the provision of necessary infrastructure and support for development proposed by the North Growth Corridor Plan as part of its discussion regarding Melbourne's Northern Subregion. This plan is an update of Plan Melbourne: Metropolitan Planning Strategy which was released in May 2014.

5.5. Ministerial Directions

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

5.5.1. Ministerial Direction 11, Strategic Assessment of Amendments

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

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

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

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

5.5.2. Ministerial Direction 12, Urban Growth Areas

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

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

5.6. Precinct Structure Planning Guidelines and the Urban Growth Zone

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

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

They are to:

- Establish a sense of place and community;
- Create greater housing choice, diversity and affordable places to live;
- Create highly accessible and vibrant activity centres;
- Provide local employment and business activity;
- Provide better transport choices;
- Respond to climate change and increase environmental sustainability;
- Deliver accessible, integrated and adaptable community infrastructure.

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

The UGZ applies to land that has been identified for future urban development within the UGB (Figure 2). The UGZ sits within the suite of zones within the *Victorian Planning Provisions*. It has been specifically designed to implement an incorporated PSP and ensure that future development accords with the approved PSP.

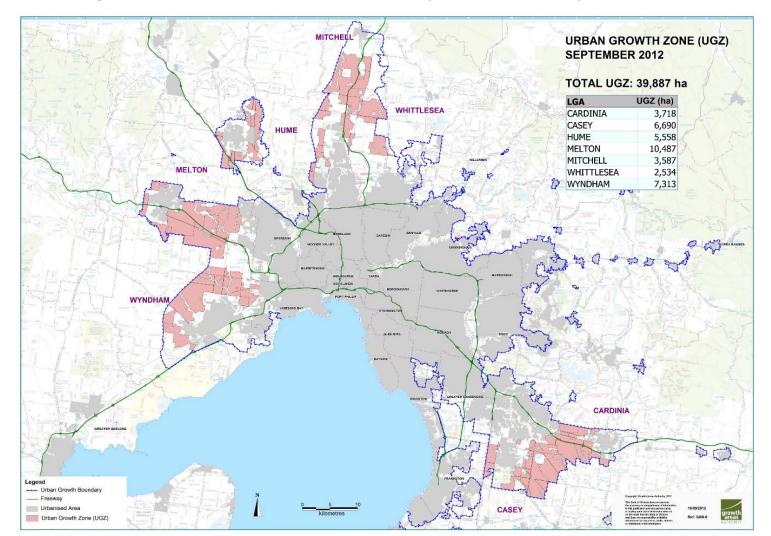


Figure 2: Urban Growth Zone Areas, VPA (formerly Growth Areas Authority and MPA)

The UGZ includes two parts:

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

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

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

The UGZ Schedule for Amendment GC55 to the *Mitchell and Whittlesea Planning Schemes* has been designed to ascribe a suite of Victoria Planning Provision zones to guide future use and development of the site through the specification of conditions and requirements for permits. The design of the

zone promotes consistency in the manner in which planning authorities deal with land use issues and ensures that the zone implements the State Planning Policy Framework.

The amendment will introduce the Urban Growth Zone Schedule 5 to the Mitchell Planning Scheme and apply it to the amendment area. The amendment will also introduce the Infrastructure Contributions Plan Overlay (ICPO) to the Mitchell Planning Scheme. This ICP mechanism is the subject of recent legislation and ministerial direction that was released in October 2016. An ICP is currently being prepared and is expected to be submitted for approval in conjunction with the Beveridge Central PSP.

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

5.7. State Planning Policy Framework

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

The relevant clauses and provisions of the SPPF are:

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

The amendment achieves the objectives of the above clauses by:

- Providing a plan for the zoned land suitable for housing, commercial, recreation, open space and council infrastructure opportunities.
- Planning for accessibility via a range of transport nodes to key destinations in the surrounding neighbourhoods.
- Facilitating development of a range of housing densities that will cater to a range of household types and income levels.

6. Background Documents

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

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

- Beveridge Central Precinct Structure Plan Community Infrastructure Assessment, January 2013 prepared by ASR Research Pty Ltd.
- Beveridge Central Precinct Structure Plan Cultural Heritage Assessment, November 2014 prepared by Ochre Imprints.
- Biodiversity Assessment for Precinct Areas 1062 and 1098, Beveridge, Victoria, July 2012
 prepared by Ecology and Heritage Partners Pty Ltd.
- Preliminary Salinity Assessment, March 2016 prepared by Golder Associates.
- Traffic Modelling for PSP 1062 Beveridge Central, February 2015 prepared by GTA Consultants.
- Phase 1 Environmental Site Assessment Beveridge PSP, Victoria, September 2011 prepared by Lane Piper.

These background studies informed the pre-planning of the PSP. Copies of these reports have been previously provided to Planning Panels Victoria and have been available to all parties and the public on the VPA website as they have become available, prior to the formal exhibition process.

7. The Precinct Structure Plan

7.1. Vision

Beveridge Central is a precinct that builds upon the existing sense of community and history of the Beveridge Township, while reinforcing its social and physical connections to newer development occurring in this part of the North Growth Corridor.

Beveridge Central is expected to change from a rural-residential community into a well serviced, urban community defined by two future neighbourhoods bisected by the Hume Freeway. The eastern side will have a strong relationship with the existing Beveridge Township and development in the Lockerbie North precinct; the western side connecting to the future Beveridge North-West and Beveridge South-West precincts and existing Mandalay estate.

There is a focus on creating a high amenity landscape character by featuring extensive landscaping opportunities and green streets within the existing wide road reserves.

A cycling and path network along streets will also connect key destinations such as local parks, the sporting reserve and convenience centres.

Highlighting the precinct's heritage features provides a sense of place for future residents through the preservation and enhancement of Aboriginal and post-contact heritage places and provides mechanisms to ensure the on-going protection of these places.

To service the needs of future residents the precinct will be connected to social and community infrastructure in immediate neighbouring areas. The neighbourhood infrastructure needs of the community will be largely met within the precinct itself, with high quality open spaces and a sports field. Shopping and commercial services will be readily accessible immediately adjacent to the precinct in new town centres in Mandalay and Lockerbie North, with small scale retail needs provided by three local convenience centres within the precinct. In the longer term, the precinct will be accessible to higher-order services, shopping and jobs at the Beveridge Major Town Centre to the southeast of the precinct.

Beveridge Central Precinct will have strong transport connections to key destinations via the Hume Freeway, a new railway station at Beveridge, and the future Outer Metropolitan Ring (OMR) road, approximately 2km to the south.



Figure 3: Beveridge Central Future Urban Structure Plan

7.2. Description of the Plan

7.2.1. Land Use

The Beveridge Central precinct covers an area of approximately 291 hectares with approximately 222 hectares considered as net developable area. The precinct is largely identified for residential purposes, which is anticipated to develop at an average of 16.5 dwellings per hectare. Using this as a base case assumption it is expected that the precinct will accommodate around 3640 dwellings for an estimated population of 10,193 people (assuming the metropolitan average household size of 2.8 persons per household).

7.2.2. Town Centres and Housing

The Beveridge Central PSP plans for the integration of three local convenience centres located throughout the precinct which vary in terms of the role and function. These centres will accompany the larger external Town Centres located in Mandalay Estate (5,000m²) and Lockerbie North (9,000m² and 4000m²).

The Camerons Lane Local Convenience Centre will be the largest of the three centres, which will have 3000m² of retail floor space with the potential to include a small line supermarket, speciality retail and small office uses. This will form an extension of the Mandalay Town Centre.

The Lithgow Street Centre will be a smaller centre of around 1000m² that are designed to provide daily needs services at a smaller scale to Camerons Lane. The location of these centres will allow them to be accessed by walking and cycling, reducing dependency on motorised transport within the precinct.

7.2.3. Transport Network

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

Within the PSP, Patterson Street and Lithgow Street are identified in the North Growth Corridor Plan as a future Principle Public Transport Network (PPTN) and high capacity public transport route.

Rankin Street is identified as a future arterial road providing an east-west connection from Patterson Street to Stewart Street. Rankin Street is expected to be upgraded to a four lane arterial road that will be constructed as an overpass of the Hume Freeway.

The construction of the Camerons Lane interchange will allow for greater external access to the PSP and the greater Beveridge area. The interchange will also facilitate the development and operation of the future Beveridge Intermodal Freight Terminal (BIFT).

7.2.4. Open Space

The precinct proposes a network of local parks and a local sports reserves to meet the passive and active open space requirements of future residents.

The exhibited PSP provides approximately 6.7 hectares of local park and 7.5 hectares of sports reserves.

The network of local parks are distributed throughout the precinct, with the aim of all residents being within a 400m walkable catchment of open space. Where possible, they have been located to assist with the retention of notable precinct features.

The sports reserve will provide for a wide variety of organised sports activities to meet the needs of future residents including soccer and tennis courts accompanied by a pavilion and car parking.

7.2.5. Heritage

Ochre Imprints was commissioned by the MPA (now VPA) in early November 2014 to conduct a Cultural Heritage Assessment for the Beveridge Central PSP. The purpose of this desktop assessment was to determine the Aboriginal and historical cultural heritage values within the Precinct, so that this information can be used to determine the land uses within the Precinct.

The assessment carried out by Ochre Imprints identified areas of the PSP with high Aboriginal archaeological sensitivity. The historical archaeological assessment identified that three historical sites are registered in the PSP study area. The Beveridge Central PSP contains two heritage sites being John Kelly's Former House (HO4) and Remnant Chimney (HO332) which are protected through the application of a Heritage Overlay. Other sites within the vicinity of the PSP are also protected with Heritage Overlays and these are listed below;

- The Beveridge Post Office (HO1)
- Mt Fraser Homestead (HO2)
- The former Church of England (HO5)
- The former St John's Catholic Church (HO6)
- State School No.1476, a bluestone school (HO7), and
- House and Canary Palms (HO234).

The PSP aims to highlight these areas of significance through the creation of a Heritage Trail that links the sites listed above. The trail will ultimately include information posts, directional signs and two potential interpretation centres.

8. Infrastructure Contributions Plan

The future Beveridge Central ICP will set out the requirements for infrastructure funding across the precinct. The ICP will be a separate document incorporated into the Mitchell Planning Scheme and will be implemented through an Infrastructure Contributions Plan Overlay (ICPO). The ICP mechanism is the subject of recent legislation and ministerial direction that was released in October 2016.

Given the recent release of the Ministerial Direction, the Beveridge Central ICP is currently being prepared and will be implemented by a separate amendment to the Mitchell Planning Scheme in accordance with the Ministerial Direction.

The infrastructure projects that are expected to be included in the ICP are listed in Table 7 – Precinct Infrastructure Plan, and shown on Plan 11 – Precinct Infrastructure Projects.

The VPA will provide an understanding of what is proposed with respect to progressing the Infrastructure Contributions Plan in its Part B submission to the Panel.

9. The Amendment

Amendments GC55 to the Mitchell and Whittlesea Planning Schemes proposes to make a number of changes to facilitate the development and use of land within the Beveridge Central precinct area. The amendment inserts Schedule 5 to the Urban Growth Zone into the Scheme and subsequently rezones the majority of land within the PSP boundary area, which will enable the implementation of the Beveridge Central PSP.

The following lists are reflective of the exhibited documentation and what each amendment proposes to make to the Mitchell and Whittlesea Planning Schemes:

Mitchell Planning Scheme

- Insert Clause 32.07 Residential Growth Zone (RGZ) into the Mitchell Planning Scheme;
- Rezone the existing Urban Growth Zone within the Precinct area to Urban Growth Zone Schedule 5 (UGZ5). This Schedule requires land use and development within the UGZ5 to be generally in accordance with the Beveridge Central Precinct Structure Plan;
- Insert Schedule 5 to the Clause 37.07 Urban Growth Zone (UGZ2) in the Mitchell Planning Scheme;
- Replace Schedule 2 to the Clause 37.07 Urban Growth Zone (UGZ2) in the Mitchell Planning Scheme in order to provide consistent application referral requirements to VicRoads for subdivision in the Beveridge Central precinct;
- Rezone existing Farming Zone (FZ) within the precinct area to UGZ5;
- Rezone existing Rural Conservation Zone (RCZ) within the precinct area to UGZ5;
- Remove the Vegetation Protection Overlay Schedule 2 (VPO2) from land within the precinct.
- Remove the Salinity Management Overlay (SMO) from land within the precinct;
- Amend the Public Acquisition Overlay Schedule 7 (PAO7) map to redefine the outline of the PAO7 area to include land along the northern side of Camerons Lane east and west of the Hume Highway (this land is not within the precinct boundary); include land along the southern side of Camerons Lane and the northern side of Rankin Street east and west of the Hume Highway; and delete the existing PAO7 area along the east and west side of the Hume Highway between Lithgow Street and Rankin Street;
- Amend the Heritage Overlay Schedule 332 (HO332) map to correct the anomaly with regards
 to the land the overlay is applied to. HO332 incorrectly applies to 27 Spring Street, where the
 actual location of the remnant chimney that HO332 protects is located within the Hume
 Freeway road reserve between the south bound lanes and the south-bound on ramp;
- Amend Heritage Overlay Schedule 4 (HO4) map to reduce the overlay area to reflect the extent of Victorian Heritage Register (VHR940) land for the former 'Kelly House';
- Amend the Schedule to Clause 52.17 to exempt permit requirements for native vegetation removal within the precinct;
- Amend the Schedule to Clause 66.04 of the Mitchell Planning Scheme to include a referral to the Roads Corporation and relevant floodplain management authority;
- Amend Clause 81.01 of the Scheme to incorporate the following document:
 - Beveridge Central Precinct Structure Plan, November 2016.

Whittlesea Planning Scheme

- Replace Schedule 2 to the Clause 37.07 Urban Growth Zone (UGZ2) in the Whittlesea Planning Scheme in order to provide consistent application referral requirements to VicRoads for subdivision in the Lockerbie North precinct.
- Amend the Schedule to Clause 66.04 of the Whittlesea Planning Scheme to include a referral to the Roads Corporation and relevant floodplain management authority.

9.1. Changes to the Amendment documentation in response to submissions

Since exhibition a number of changes have occurred to the amendment documentation, including Planning Scheme ordinances and the PSP documents, which have been agreed to in response to submissions. This has resulted in a number of submissions received in response to the exhibited amendment being subsequently resolved.

The changes agreed upon have been documented in a 'Document Changes Matrix' included at **Appendix 2**. This outlines each change made to the relevant amendment document (e.g. PSP sections, plans, figures, requirements, guidelines) including which submission triggered the change. In addition **Appendix 3** includes the track changes to the Mitchell and Whittlesea Planning Scheme ordinances where agreed changes have been made.

There may be further changes to the amendment documentation agreed to following the circulation of this Part A submission. Should further changes be agreed upon, an updated document change matrix will be tabled at the commencement of the Panel hearing.

The VPA has considered whether any of the changes it now proposes could impact on other landowners. Where VPA considered a change could impact on another landowner, VPA notified the affected landowner/submitter of the potential change. For example, four submitters requested that the Local Sports Reserve be moved from its current position to another location within the PSP. Landowners and submitters the VPA considered may be impacted by this change (if adopted) were notified. This also resulted in submitter #21 (Neil Semple – Grasslands Developments Pty Ltd), who originally wrote in opposition to the exhibited location of the Local Sports Reserve, subsequently withdrew their submission to Panel following the VPA's response to four other submissions relating to this matter.

There are also two categories of agreed changes that are more overarching than the various site specific changes. Each category of this type of change is explained in the following sections for the assistance of the Panel. Each of these categories represents a refinement of the earlier direction of the Planning Scheme Amendments, in response to submissions.

- **9.1.1.** Applied Residential Zoning (proposed change in response to Council and Beveridge Central Developer Group submissions)
 - The VPA now proposes to apply the GRZ over the entirety of residential land within the Beveridge Central PSP.

- This includes a change to the Future Urban Structure to delete the 'hatched' area indicating a 400m residential walkable catchment from town centres and the future Principal Public Transport Network. The Residential Growth Zone is currently the applied zone for this area, with the VPA proposing to apply the General Residential Zone to the entirety of residential land including the previously hatched area.
- This change is a consequence of the introduction of the new reformed residential zones on 27 March 2017 and negotiations with Council and developers.

9.1.2. Dwelling Density (Proposed change in response to Council and Beveridge Central Developer Group submissions)

- The VPA now proposes to require that the subdivision of land within the PSP area must
 deliver an overall average density of 15 dwellings per hectare. Council and the Beveridge
 Central Developer Group (Insight Planning) submitted that the exhibited density of 16.5
 dwellings per hectare would be difficult to achieve given the untested residential market
 considerations within the area.
- This will alter requirements, guidelines, population/dwelling calculations and wording within the PSP document.

10. Consultation & Exhibition

The VPA has consulted appropriately with Council, relevant stakeholders, the landowners during the preparation of the Beveridge Central PSP.

Consultation has been ongoing during the preparation of the PSP, consultation and exhibition periods. Interaction with government agencies such as VicRoads, DELWP and Melbourne Water has been ongoing throughout the PSP process.

Consultation with land owners has been ongoing during the preparation of the PSP. Consultation and exhibition periods enabled Council, the landowners, developers, government agencies, prescribed Ministers, and other stakeholders to provide comment on the PSP and amendment documentation.

Table 1 provides a timeline of consultation events undertaken over the development of the Beveridge Central PSP.

Table 1: Beveridge Central PSP consultation details

Date	Event
January 2013	Commencement of pre-planning for the Beveridge Central PSP.
May 2013	Community update newsletter sent to landowners.
5 June 2013	Community information day held at the Beveridge Community Centre.
11 December 2015	Agency consultation commences.
29 January 2016	Agency consultation period concludes – 11 submissions received.
4 November 2016	Notice of exhibition letter sent to landowners, Prescribed Ministers and Agencies.
23 November 2016	Informal information session hosted by the VPA and Council at the Beveridge Community Centre.
12 December 2016	Formal Exhibition Period Concludes – 21 submissions received (including late submissions).
December 2016 – Present	Ongoing discussions with stakeholders and agencies to resolve submissions.

APPENDICES

Appendix 1 - Unresolved Submissions – Beveridge Central PSP exhibition issues register

Submission 4 - Whiteside Unit Trust, represented by Monzur Imteaz & Siraj Islam

Address: 18 Whiteside Street, Beveridge, VIC / PSP Parcel #73

Issue 1:

Objects to the position of local park (LP-02) situated on the property. The Trust is made up of multiple parties who own different shares in the property with plans to subdivide and develop the land. The Trust requests that LP-02 be shifted off the land entirely or in an extreme case located in such a way that it distributes the local park evenly across multiple properties.

Submission 6 – CDH Properties Pty Ltd, represented by Heather & David Theodoulou

Address: 4 Lithgow Street, Beveridge VIC / PSP Parcel #34

Issue 1:

Objects to the position of the Local Sports Reserve (SR-01) which will encompass the entirety of their 2.48Ha property. The submitter believes that SR-01 should be moved to an alternative location on vacant land surrounding their property.

Issue 2:

The property cannot be sold given the location of SR-01. Submitter believes that the current funding arrangements of SR-01 are unreasonable, given the payments may not be possible for the acquisition of their land until ICP funds become available from development.

Submission 9 – Kim Ung

Address: 86 Patterson Street, Beveridge VIC / PSP Parcel #31

Issue 1:

Objects to the position of the Local Sports Reserve (SR-01) which will encompass more than half of their 2.33Ha property. The submitter believes that SR-01 should be moved to an alternative location on vacant land surrounding their property.

Submission 8 – Rodrigo Rodrigues

Address: 90 Minton Street, Beveridge VIC (outside PSP boundary)

Issue 1:

Objects to the current extent of the PAO which reserves land for the future Camerons Lane interchange. The PAO currently runs through a portion of the property where a house is situated.

Submitter believes the PAO should be moved north to use vacant land on the northern side of Minton Street.

Submission 11 – Beveridge Developer Group, represented by Jason Black (Insight Planning)

Address: Multiple within PSP (See attached landowner submission map)

Issue 1:

Changing the wording of Appendice 4.4 to include 'FTTH/Telco' under the general principles for service placement – dot point 1 – add 'and FTTH/Telco'.

Issue 2:

The inclusion of an additional cross section for Lewis Street/ Whiteside Street as per submission request.

Issue 3:

Revision to Table 6 and the alteration of Lewis St cross section as per submission requests.

Issue 4:

The rewording of 'Section 3.1 – Housing Density' in UGZ Schedule 5.

Submission 16 - Mitchell Shire Council

Address: Agency

Issue 1:

The configuration of the Lithgow Street pedestrian underpass under the Hume Freeway.

Issue 2:

Revising the wording of Principle 1 for 'Appendix 4.6 - John Kelly's Former House - design principles and guidelines'.

Issue 3:

The alignment and landscaping/streetscape of the Heritage Trail.

Issue 4:

Revising requirements in relation to landscaping along acoustic walls. This is subject to change to the 'Freeway Interface' cross section.

Appendix 2 - Changes matrix with reference to relevant submissions

AMENDMENT GC55 - Beveridge Central Precinct Structure Plan

Document changes matrix with reference to relevant submissions

Note: where a change has been made to Plan 3 - Future Urban Structure, it is assumed that the plan will affect all corresponding plans, and vice versa where relevant

Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
1.0 Ir	ntroduc	ction												
Plan 2	2: Precin	ct Featur	es								Exhibited plan	Proposed changes		
	6	1.0					2				Current plan	Plan will be updated following the cross checking of CAD data for Aboriginal Cultural Heritage areas	11 - Insight Planning	
	6	1.0					2				Current plan	Plan will be updated to include recommended features such as Mt Fraser and the Beveridge Recreational Reserve	16 - Mitchell Shire Council	
	6	1.0					2				Areas of 'Aboriginal Cultural Heritage likelihood' included in legend and on Plan 2	Updated legend to reword/remove this item	11 - Insight Planning	
2.0 0	utcom	es												
Plan 3	: Future	Urban S	tructure								Exhibited plan	Proposed changes		
	8	2.0					3				Sports reserve fronts Lithgow Street with a developable strip located on the western edge.	Sports reserve will be moved to the west so it fronts Patterson St and Lithgow Street.	2 - Sharon Reardon 6 - Heather Theodoulou 9 - Kim and Song Ung 10 - Walid El Asmar 21 - Neil Semple	
	8	2.0					3					Local park will be reduced in size to cover 18x 70.41m (1,267sqm). This will be the southern portion of the current local park (LP-05) that will remain. This has been agreed to by both Council and Heritage Victoria.	5 - Errol Hicks 16 - Mitchell Shire Council 20 - Heritage Victoria	
	8	2.0					3				LP-04 located in it's current position.	Local park will be deleted from plan.	16 - Mitchell Shire Council	
	8	2.0					3				Kelly Street alignment continues through to Stewart Street.	Indicative Local Access Street will be added that runs north-south down the western boundary of the Kelly House site, then east west along the southern edge to connect to Stewart Street.	5 - Errol Hicks 16 - Mitchell Shire Council 20 - Heritage Victoria	
	8	2.0					3				Spring Street Local Convenience Centre identified on plan	Local Convenience Centre will be removed from plan.	16 - Mitchell Shire Council	
	8	2.0					3				Current plan	Plan will be updated to remove the 'Residential Walkable Catchment' hatching.	11 - Insight Planning 16 - Mitchell Shire Council	
2.2 Ob	bjectives	: Docum	ent char	iges							Exhibited wording	Proposed changes		
	10	2.2	3								O3: Create a high-amenity landscape, maximising opportunities for dense landscaping in the existing wide local road reserves, along the arterial road network, and adjacent to the Hume Freeway.	03 will be updated following the finalisation of freeway cross section.	16 - Mitchell Shire Council	
	10	2.2	5								O5: Encourage built form that demonstrates environmentally sustainable design principles.	Add underlined words to the objective: O5: Encourage built form <u>and design layout</u> that demonstrates environmentally sustainable design principles.	16 - Mitchell Shire Council	
	10	2.2	10								O10: Encourage a strong sense of place through the protection, enhancement and interpretation of places of post-contact cultural heritage significance, in particular John Kelly's Former House (VHR940/H04) and the Remnant Chimney (H0332).	Objective wording will be changed to the following: O10: Encourage the protection John Kelly's Former House (VHR940/H04).	16 - Mitchell Shire Council	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
	10	2.2	14								O14: Reinforce and build upon the role of the Mandalay Local Town Centre as a focus for the community with a complementary commercial offer in the north-west of the precinct.	Reword/delete objective	16 - Mitchell Shire Council	
	11	2.2	27								O27: Support the upgrade of Lithgow Street to facilitate a pedestrian link between the Beveridge Township and the broader Beveridge Area.	Reword objective subject to outcome of path design under Hume Fwy	16 - Mitchell Shire Council	
	11	2.2	33								O33: Ensure all lots have access to potable water, recycled water, electricity, reticulated sewerage, drainage, gas and telecommunications infrastructure.	Objective will be deleted	16 - Mitchell Shire Council	
	11	2.2	34								O34: Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of altenative water, minimises flood risk, ensures waterway health, and contributes towards a liveable, sustainable and green urban environment.	Add underlined words to the objective: O34: Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of altenative water, minimises flood risk, ensures waterway health, makes use of natural drainage systems and contributes towards a liveable, sustainable and green urban environment.	16 - Mitchell Shire Council	
	11	2.2	41								O41: Deliver the mechanism to provide for the upgrade of the Camerons Lane interchange as an essential element of the long-term road network in the northern corridor.	Re-word/delete objective:	11 - Insight Planning	
	10, 11	2.2	NEW									Add the following as an objective: OX - Ensure that development adjoining the Hume Freeway does not affect its efficiency as part of the PFN and is appropriately designed to protect urban amenity.	17 - DEDJTR	
Plan	4: Land U 12	se Budge	et				4				Exhibited plan "Heritage reserve - post contact" found as item in the legend	Proposed changes Item colour/appearance of item will be updated to improve readability.	16 - Mitchell Shire Council	
2.3 La	and Budg	et: Docu	ment ch	anges							Exhibited version	Proposed changes		
	13	2.3				Table 1					Exhibited Table 1 figures	Table 1 figures will be updated and checked once land uses are confirmed following panel.	16 - Mitchell Shire Council	
	mpleme													
3.1 ln			and Hou	sing: Doc	ument c	hanges	ľ	1	<u> </u>		Exhibited wording	Proposed changes		
	14	3.1.1		1							Current requirement REQUIREMENTS Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the responsible authority, at an average of: Average interval Tree size 8–10 metres Small trees (less than 10 metre canopy) 10–12 metres Medium trees (10–15 metre canopy) 12–15 metres Large trees (canopy larger than 15 metres)	Requirement will be updated to include note under table that street tree interval for the heritage trail is X to X metres.	16 - Mitchell Shire Council	
	14	3.1.1		4							R4: Landscape features which include, or are likely to include, areas of Aboriginal Cultural Heritage Sensitivity as identified in Plan 2, must be protected and senstively incorporated into the subdivision.	R4:	11 - Insight Planning	
	14	3.1.1			6						Current guideline G6: A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the types and role of street or public space, unless otherwise agreed by the responsible authority.	Wording will be added to guideline G6: A consistent suite of <u>furniture and energy efficient/ smart</u> lighting should be used across neighbourhoods, appropriate to the types and role of street or public space, unless otherwise agreed by the responsible authority.	16 - Mitchell Shire Council	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition) Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
		ν̄ ;	OB Req	ng			ш.	Cros	Ар				
	15	3.1.2	6							Current requirement	Requirement will be updated to specify 15 per NDHA	11 - Insight Planning	
										R6: Subdivision of land must deliver an overall minimum average density of 16.5 dwellings per net developable hectare. Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this requirement through further stages of development.	R6: Subdivision of land must deliver an overall minimum average density of 15 dwellings per net developable hectare. Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this requirement through further stages of development.	16 - Mitchell Shire Council	
	15	3.1.2	11, 12							Current requirements	Requirement wording will be updated with reference to landscaping treatment (subject	11 - Insight Planning	
										R11: Development adjacent to the Hume Freeway reservation must consider the VicRoads traffic noise reduction policy and mitigate noise accordingly to the satisfaction of the coordinating roads authority and the responsible authority.	to changes of cross section) R11:	16 - Mitchell Shire Council	
										R12: Where housing is proposed adjacent to an acoustic wall, dwellings must front an internal road which runs directly parallel to the acoustic wall as demonstrated in the Hume Freeway interface cross section of Appendix 4.3, unless otherwise agreed by the responsible authority.	R12:		
Plan 5	5: Herita									Exhibited plan	Proposed changes		
	16	3.2				5				Current trail alignment	Trail alignment will be updated folowing discussions with Council.	16 - Mitchell Shire Council	
	16	3.2				5					Add the following notation to Plan 5:	16 - Mitchell Shire Council	
											'The extent/alignment of the heritage trail through the Beveridge Township is indicative and will be informed by future planning of the Township.'		
3.2 H	eritage									Exhibited wording	Proposed changes		
	17	3.2.1		12						G12 located in Guidelines table.	Guideline 12 will be moved onto Figure 1 and converted into a general note.	16 - Mitchell Shire Council	
	17	3.2.1		13						G13: Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register and/or with high Aboriginal Cultural Heritage values including those identified on Plan 2, should liaise with the designated Registered Aboriginal Party (or Office of Aboriginal Affairs Victoria in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.	G13 will be updated to the following discussions with submitter:	11 - Insight Planning	
	17	3.2.1	13, 16							Current wording of requirements	Requirements will be updated to the following	16 - Mitchell Shire Council	
										R13: Any subdivision and/or development of land adjoining an identified heritage place subject to the Heritage Overlay in the Mitchell Planning Scheme must have regard to the heritage significance of the place and provide a sensitive interface.	R13: R16:		
										R16: Any subdivision and/or development of land on or adjoining the Kelly House heritage site (VHR HO940/HO04) must have regard to the heritage significance of the site, provide a sensitive interface and respond to Figure 1 and Appendix 4.6.			
	17	3.2.1		14						Current wording of guideline	Guideline will be deleted	16 - Mitchell Shire Council	+
	1/									G14: The heritage trail should tell a story of the area's local history, both Aboriginal and			
	17									post-contact cultural heritage, through appropriate interpretive installations in consultation with relevant stakeholders.			
	17	3.2.1		NEW							A new guideline will be added referencing the intent for a varied pavement treatment along the heritage trail. GX:	16 - Mitchell Shire Council	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	The PSP aims to highlight areas of significance through the opportunity for a Heritage Trail linking each point of interest as shown on Plan 5 in this PSP. The Heritage Trail may include directional signage, information posts and two potential visitor/interpretation	Proposed changes Section 3.2.1 wording will be updated to the following 'The PSP aims to highlight areas of significance through the opportunity for a Heritage Trail linking each point of interest as shown on Plan 5 in this PSP. The Heritage Trail may include directional signage, information posts and a potential visitor/interpretation centre at the John Kelly's Former House site. A varied pavement'	Related Submission/s 16 - Mitchell Shire Council	Change impact on other landowner/s
Figure	1. Kelly	House C	oncont	ļ				L			Decreed shares		
Figure	1: Kelly 18	3.2	oncept					1		Interpretive environment I literpretive public open space (hord knotspergig surrounding herfulge scotewards) area 2 Public W CP I interpretiation centre & caldi (oppon, color) I interpretiation centre & caldi (oppon, color) I interpretiation state and/or exotic vegetation in parkland I was public or to deal matter and/or exotic vegetation in parkland I was public or to deal with the spanning behind rold gludger to detail with Multiposition or detail with Multiposition	Figure will be updated following agreements between Council and Heritage Victoria (pending landowner approval). Changes to Figure 1 include: A) Amend the measurements of the proposed site; B) Reword general note 2 to provide clarity that the Local Park area will be funded by the ICP; C) A general note will be added to specify an alternative treatment for the Local Park area; D) Remove the forth dot point above General Notes. This will be replaced with a general note which will clarify that traffic management and traffic safety measures for the land surrounding the conservation area are to be investigated at the same time of more detailed planning for the proposed interpretation/ visitor centre; E) Reword the first 'Interpretive environment' point to replace 'public open space' with 'public area'; and F) Remove any references to 'exotic vegetation'. G) Include general note that the concept plan is subject to the findings of the feasibility analysis and is a potential option.	5 - Errol Hicks 16 - Mitchell Shire Council 20 - Heritage Victoria	
	18	3.2.1						1			Guideline 12 will be added to Figure 1 and converted into a general note. It will also be updated to included a reference that the Heritage Overlay enables the potential for prohibited uses to be permitted within this heritage place.	16 - Mitchell Shire Council	
Plan 6	6: Open S	pace								Exhibited plan	Proposed changes		
							6						
3.3 Op	pen Spac						ı			Exhibited wording	Proposed changes	46 140 1 1100 - "	
	21	3.3.1			20					G20: Water-sensitive urban design principles should be used so that excess runoff water from within, or where appropriate, external to the park, is directed to support park planning and/or rain gardens rather than being diverted to drains, to the satisfaction of the responsible authority.	from within, or where appropriate, external to the park, is directed to support park planning and/or rain gardens rather than being diverted to drains, to the satisfaction of the responsible authority.	16 - Mitchell Shire Council	
	21	3.3.1		29						R29: Appropriate scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and cycling network to the satisfaction of	Requirement wording will be updated to include underlined wording R29: Appropriate scaled energy efficient/ smart lighting must be installed along all major pedestrian thoroughfares traversing public open space and cycling network to the satisfaction of the responsible authority.	16 - Mitchell Shire Council	
Figure	2: Sport		e Conce	pt						Exhibited wording	Proposed changes		
	22	3.3.1						2			Figure 2 will be updated to move local sports reserve to the west so it fronts Patterson St and Lithgow Street.	2 - Sharon Reardon 6 - Heather Theodoulou 9 - Kim and Song Ung 10 - Walid El Asmar 21 - Neil Semple	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition) Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version Current table wording	Proposed changes Table will be updated to include wording of the altered location and size of the local sports reserve OPEN SPACE SPACE AREA GHA TYPE LOCATION & OTHER ATTRIBUTES RESPONSIBILITY PARCEL NO. Sports Reserve SPACE SPACE SPACE GHAD Sporting Reserve Street and Patterson Street, west of the Hume Freeway. The sporting reserve will accommodate: one payllion, three soccer pitches, eight sensie courts, car parking and landscaping as detailed in the Sporting Reserve Concept at Figure 2.	Related Submission/s 2 - Sharon Reardon 6 - Heather Theodoulou 9 - Kim and Song Ung 10 - Walid El Asmar 21 - Neil Semple	Change impact on other landowner/s
	23				Table 3					Current table	LP-01 size will be changed to 1.23ha	11 - Insight Planning	
Plan 7	': Native	Vegetation I	Retention 8	k Remova	al					Exhibited plan	Proposed changes		
						7							
3.4 Bio	odiversit 25	y and Threat	tened Spec	ies						Exhibited wording	Proposed changes Introductory section will be added before R's and G's table	16 - Mitchell Shire Council	
											Includes context information not limited to: A) Underlying geology and soils. B) The Merri Creek system, including recognition that some of the area used to be a natural swamp area. C) Ecological Vegetation Class (EVC), Bioregion, and conservation significance. D) Nearby threarened ecological communities and species. E) An explanatory note that expands on the previous approval process under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) as mentioned within Requirement 30.		
3.5 To	wn Cent 27	res & Emplo	yment		Table 4	I	Ī			Exhibited wording Current table wording	Proposed changes Table will be updated to reflect submission requests	16 - Mitchell Shire Council	
ı	27				Table 4					Current table wording	Table will be updated to reflect submission requests TOWN CENTRE	16 - Mitchell Shire Council	
	27				Table 5					Current table wording	Lithgow Street Local Convenience Centre row will be updated to specify the size is 1000m2.	11 - Insight Planning	
	27				Table 5					Current table wording	Spring Street Local Convenience Centre will be deleted from table.	16 - Mitchell Shire Council	
Figure	3: Came	erons Lane Lo	ocal Cenve	nience Ce	ntre Conc	cept				Exhibited wording	Proposed changes		
	28						3			Current figure	Figure will be updated to delete dot point six and local park area in south east corner.	11 - Insight Planning	
	28						3			Place-making and design elements' - third dot point • Supermarket (approx. 1500m²). Supermarket façade facing towards townhouses requires strong articulated façade treatment.	Dot point will be updated to the following wording • Supermarket (approx. 1500m2). Supermarket façade facing towards abutting residential development requires strong articulated façade treatment.	16 - Mitchell Shire Council	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
	27, 29	3.5										Section 3.5 will be updated to delete all references to the Spring Street Local Convinence Centre.	16 - Mitchell Shire Council	
	29	3.5.2			23						Current wording G23: The design of the Local Convenience Centre should: Provide for a mix of tenancies; Incorporate a range of uses including retail, offices and medium and high density residential; and Locate any servicing infrastructure or car parking to the rear or centre of the allotmen in a manner that protects the amenity of the surrounding neighbourhood.	Guideline will be updated to the following wording G23: The design of the Local Convenience Centre should: • Provide for a mix of tenancies; • Incorporate a range of uses including retail, offices and above ground residential; and • Locate any servicing infrastructure or car parking to the rear or centre of the allotment in a manner that protects the amenity of the surrounding neighbourhood.	16 - Mitchell Shire Council	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
	29	3.5.3		39							Current wording	Requirement will be updated to the following wording	16 - Mitchell Shire Council	
											R39: Goods and materials storage areas and refuse areas must not be visible from public areas.	R39: Goods and materials storage areas and refuse areas must be screened from public areas.		
Plan 8	: Street	Network									Exhibited plan	Proposed changes		
	30						8				Current plan legend	Wording of 'arterial road (4 lane)' item will be updated to 'secondary arterial road'	11 - Insight Planning	
3.6 Tr	ansport a	& Movem	ent								Exhibited wording	Proposed changes		
	31					Table 6					Current table	Table will be updated to correspond with new second cross section for Lithgow Street, west of Murray Street.	11 - Insight Planning	
	31					Table 6					Current table wording	Table wording will be updated to reflect change of legend on Plan 8 (Ref#_) Table 6 Street Cross Sections NAME WIDTH DESCRIPTION Secondary Arterial Road - Standard (Camerons Lane/ Patterson Street/ Rankin Street) Secondary arterial road cross section.	11 - Insight Planning	
	31	3.6.1	NE	EW								New requirement will be added to section RX: All properties must be accessed via the connector road system and not directly from the arterial road network	13 - VicRoads	
	31	3.6.1		43							Current requirement wording R43: Approximately 30% of local streets (including connector streets) within a subdivision must apply an alternative cross section to the 'standard' cross section for these streets outlined in Appendix 4.3. Alternative cross-sections can include: • Varied street tree placement;	Updated requirement wording 'R43: Where an alternative cross section to the 'standard' cross section is proposed for streets outlined in Appendix 4.3, alternative cross-sections can include: • Varied street tree placement;'	11 - Insight Planning	
	33	3.6.2			31						Current wording G31: Lighting should be installed along shared, pedestrian, and cycle paths linking to key destinations, unless otherwise agreed by the responsible authority.	Guideline wording will be updated to the following G31: Energy efficient/ smart lighting should be installed along shared, pedestrian, and cycle paths linking key destinations, unless otherwise agreed to by the responsible authority.	16 - Mitchell Shire Council	
Plan 9	: Public	Transport									Exhibited plan	Proposed changes		
	34						9					Plan will be updated to remove all 'off-road pedestrian' paths and replace them with 'off-road shared' paths. Legend will be updated to delete 'off-road pedestrian path'.	11 - Insight Planning	
	34						9					Plan will be updated to remove 'on-road bike lane' under the overpass.	11 - Insight Planning	
Plan 1	0: Utiliti	es						-			Exhibited plan	Proposed changes		
	36						10					This sewer line will be moved on plan in accordance with advice given from YVW.	14 - Drazenko Skender	

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Reference No.	95 Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition) Table (Exhibition)	Dlan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Current plan - Delete circled pipeline	Plan will be updated to remove circled pipeline on map CAMERONS LANE WHITI SIDE STREET	Related Submission/s 11 - Insight Planning 19 - Melbourne Water	Change impact on other landowner/s
3.7 In	ntegrated 37	Water N 3.7.1	lanagen	nent & Utilit	ties					Exhibited wording N/A	Proposed changes Include new requirement with wording generally aligned to the following 'With reference to the Drainage and Flooding Investigation undertaken by Engeny, lots must be filled above the 100-year flood level to the satisfaction of Melbourne Water'	19 - Melbourne Water	
3.8 Pr	recinct In	frastruct 3.8.1	ure Plan	& Develop	ment Stagir	ng				Development Service Scheme	Proposed changes Section wording will be updated to the following Development Service Scheme	19 - Melbourne Water	
										Contributions Plan as the relevant authority for outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water.	Drainage for the precinct is not covered by the Beveridge Central Infrastructure Contributions Plan as the relevant authority for main outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water. Local drainage is to be constructed by developers in addition to the DSS drainage works.		
Plan 1	11: Precin	nct Infras 3.8	tructure	Projects		11				Contributions Plan as the relevant authority for outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water. Exhibited plan	Contributions Plan as the relevant authority for main outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water. Local drainage is to be constructed by developers in addition to the	11 - Insight Planning	
Plan 1			tructure	Projects	Table					Contributions Plan as the relevant authority for outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water. Exhibited plan Intersection project at Lewis and Rankin St (IN-07) not included in Plan 11 An intersection at Spring St and Lithgow St is not identified on Plan 11 or Table 7.	Contributions Plan as the relevant authority for main outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water. Local drainage is to be constructed by developers in addition to the DSS drainage works. Proposed changes	11 - Insight Planning 16 - Mitchell Shire Council	
Plan 1	40	3.8	tructure	Projects	Table	7 11				Contributions Plan as the relevant authority for outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water. Exhibited plan Intersection project at Lewis and Rankin St (IN-07) not included in Plan 11 An intersection at Spring St and Lithgow St is not identified on Plan 11 or Table 7. A roundabout is not shown at the intersection of Lithgow St and the Old Hume Fwy / southbound entry ramp. No signalised pedestrian crossing located at the intersection of Whiteside St and Patterson St.	Contributions Plan as the relevant authority for main outfall drainage is Melbourne Water. Melbourne Water has prepared a Development Service Scheme (DSS) which applies to the precinct. Under the DSS, developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. Alternative stormwater quality treatments may be provided subject to agreement with Melbourne Water. Local drainage is to be constructed by developers in addition to the DSS drainage works. Proposed changes Plan 11 updated to include IN-07 INX item wil be added to Plan 11 and Table 7, described as a roundabout		

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
	40, 41	3.8				Table 7	11					Delete IN-02 and IN-08 from both Plan 11 and Table 7. Add new intersection project (IN-0X) which was recommended by Traffix Group's Traffic	11 - Insight Planning	
												report supplied by Jason Black.		
	41	3.8				Table 7						Table will be updated to include Local Parks in PSP area once ICP is prepared.	11 - Insight Planning	
	41	3.8				Table 7					Current table wording	Updated table wording to include the word 'primary' RD01 Transport Road Camerons Lane - East West Primary Arterial between Patterson and Lewis Street	16 - Mitchell Shire Council	
	42	3.8				Table 7					Current Table 7 98-IT02 wording	Wording in table to be updated so that the lead agency is Mitchell Shire Council and is included as an ICP project	16 - Mitchell Shire Council	
	42	3.8				Table 7					RD-PED01 described as a 'shared path' and not included in the ICP.	Confirm if path will be shared path or single (due to space constraints) and if it will be included in ICP or funded by VicRoads.	16 - Mitchell Shire Council	
	44	3.8				Table 7					59-SR04 current	59-SR04 updated to become 98-OS06 and include reference to the Lockerbie North DCP.	16 - Mitchell Shire Council	
	44	3.8				Table 7					Current table DRAINAGE INFRASTRUCTURE - Drainage Spring Street Construction of pipeline infrastructure along Lewis Street - Drainage Kiny Local Access Street (north-south road between Lewis Street and Patterson Street) Construction of pipeline infrastructure along north-south key local access street	Correction will be made to the table DRAINAGE NFRASTRUCTURE - Drainage Spring Street Construction of pipeline infrastructure along Spring Street - Drainage Key Local Access Street (north-south road between Lewis Street and Patterson Street) - Drainage Key Local Access Street (north-south road key local access street - Drainage Key Local Access Street (north-south road key local access street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction of pipeline infrastructure along spring Street - Drainage Construction o	19 - Melbourne Water	
	44	3.8				Table 7					Current table DRAINAGE INFRASTRUCTURE - Drainage Spring Street - Drainage Key Local Access Street (north-south road between Lewis Street and Patterson Street) - Drainage Lewis Street Construction of pipeline infrastructure along north-south key local access street - Oralnage Lewis Street Construction of pipeline infrastructure along Lewis Street Construction of pipeline infrastructure along Lewis Street	Missing drainage projects will be added to the table as Melbourne Water works DRAINAGE INFRASTRUCTURE	11 - Insight Planning 19 - Melbourne Water	
	44	3.8				Table 7						A second note will be added to the end of Table 7: NOTE: Infrastructure items identified as being within the Lockerbie North DCP area with external apportionment will be fully met through the Beveridge Central ICP.	16 - Mitchell Shire Council	
	45	3.8.2			NEW							A new guideline will be added to section GX: Allow for the delivery of interim road cross sections where an ICP funded road is not required up front.	11 - Insight Planning	
	47	3.8.3		69							Current requirement wording	Note will be added following the requirement Note: Where the Responsible Authority is satisfied, the above list may be varied.	11 - Insight Planning	
4.0 A	ppendi	ces												
Appe	ndix 4.1 -	Propert	y Specif	ic Land B	udget:						Exhibited wording	Proposed changes		
	49										Current table wording (Properties 4,5, R8, 19, 28)	Update property figures following changes to local parks LP-01, LP-04 and LP-05	11 - Insight Planning 16 - Mitchell Shire Council	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Kequirement (Exhibition)	Cauceline (Extinorion) Table (Extinition)	Dian (Evhibilita)	Light (Evilibility)	riguië (Exilibiliori)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
	49										Current table wording (Properties 30, 31, 34, 35)	Update property figures following change to location of Local Sports Reserve (SR-01).	2 - Sharon Reardon 6 - Heather Theodoulou 9 - Kim and Song Ung 10 - Walid El Asmar	
											Current table wording (Mulitple properties)	Updated property figures following the deletion of areas of road flaring		
Anno	48-53	Local Co	anvanianca (Contro [osign G	idolinos					Current table	Updated table (deleted 'over' and 'under' provision columns)	11 - Insight Planning	
Appe	54 54	· Local Co	onvenience (Centre - L	esign Gl	lidelines				4.2	Exhibited wording	Proposed changes	17 - DEDJTR	
	5									4.2		Pedestrian movement must be prioritised in the design of main streets while supporting local traffic to assist access and activity. Pedestrian movement should be prioritised by providing links between destinations within town centres.	17-besit	
								\perp				Pedestrian permeability and walkability through the centres should be encouraged.		
Appe		Street	Cross Section	is	<u> </u>					4.2	Exhibited cross section	Proposed changes	46 Mil I II GI : 0 'I	
	58									4.3	Current 'Green Connector Street' cross section	The following note will be added to the cross section • Crossovers/ direct access from Lithgow Street will be limited and subject to the consent of the responsible authority	16 - Mitchell Shire Council	
	60									4.3	Current 'Lewis Street' cross section	Cross section will be updated to specify width as 30.18m	11 - Insight Planning	
	62									4.3	Current 'Freeway Interface Street' cross section	Cross section will be updated to agreed cross section layout	11 - Insight Planning 13 - VicRoads 16 - Mitchell Shire Cpuncil	
								NI NI	IEW	4.3		New 'Local Access Street (16m)' cross section will be created.	11 - Insight Planning	
									i L v v	+.5		Add the following notation to the cross section: 'Where Plan 9 indicates an off-road shared path, the cross section will increase to 17.5m as the 1.5m pedestrian path on one side will become a 3m off-road shared path.'	11 - 111315111 113111111115	
								N	IEW	4.3		New 'Local Access Street (Abutting active open space/ local parks)' cross section will be created	11 - Insight Planning	
Anna	adiv 4.4	Sorvice	Diacomont	- درينط مانيم							Euhibited wouding	Dranged shanges		
Appe	naix 4.4 -	Service	Placement (suideline 	5		ı				Exhibited wording	Proposed changes		
Appe	ndix 4.5 -	Beverid	ge Self-Guid	ed Herita	ge Trail	Areas o	of Signific	cance			Exhibited wording	Proposed changes		
Appe	ndix 4.6 -	John Ke	lly's Former	House -	Design Pi	inciples	and Gui	deline	es		Exhibited wording	Proposed changes		
Plann	ing Sche	me Ordii	nance	<u> </u>										•
Claus	e 37.07 -	Schedu	le 5 to the U	rban Gro	wth Zone	:					Exhibited wording	Proposed changes		

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition) Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
ı	1	1								Plan 2 - Puture Urban Structure Bernitop Cantod Province Mountain Plan Toronog Branding Casto Agent Structure Branding Cast	Updates to FUS which have been outlined in Section 2.1 Vision, will be applied to Map in Schedule 5	11 - Insight Planning 16 - Mitchell Shire Council	
	2	2.5			2					Current wording 2.5 DOMMAYTYY PTOPOWER Table 2: Use USE Shop in the local convenience centre A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds: 3.000 square metres for land shown as the Camerons Lane local convenience centre in the incorporated Beveridge Central Precinct Structure Plan. 1.000 square metres for land shown as the Spring Street local convenience centre in the incorporated Beveridge Central Precinct Structure Plan. 5.500 square metres for land shown as the Lithgow Street local convenience centre in the incorporated Beveridge Central Precinct Structure Plan. 5.500 square metres for land shown as the Lithgow Street local convenience centre in the incorporated Beveridge Central Precinct Structure Plan.	Wording of section will be updated to change the size of Lithgow St Convenience Centre, and to delete Spring St Convenience Centre 2.5 Specific provision – Use of land Table 2: Use USE REQUIREMENT A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds: 3,000 square metres for land shown as the Camerons Lane local convenience centre in the incorporated Beveridge Central Precinct Structure Plan. 1,000 square metres for land shown as the Lithgow Street local convenience centre in the incorporated Beveridge Central Precinct Structure Plan.	16 - Mitchell Shire Council	
	3	2.8									The following provision will be added under Section 2.8 'All development adajacent to the Hume Freeway ROW boundary is to comply with VicRoads Noise Policy to the satisfaction of, and at no cost to the Roads Authority.'	13 - VicRoads	
	4	3.4								Current title wording 'Use or development of land for a sensitive purpose - Environmental site assessment on land at 62 Lithgow Street, 101 Lithgow Street, 5 Old Hume Highway, 55 Lewis Street'	Wording will be updated to the following 'Use or development of land for a sensitive purpose - Environmental site assessment on land at 55 Lewis Street'	16 - Mitchell Shire Council	
	5	4.2								4.2 Condition - Land required for community facilities DOMMENTYPY Proposed GCSS Land required for community facilities, as set out in the Beveridge Central Precinct Structure Plan or the Beveridge Central Infrastructure Contributions Plan, must be transferred to or vested in Council at no cost to Council unless the land is funded by the Beveridge Central Infrastructure Contributions Plan.	Section will be deleted	16 - Mitchell Shire Council	
	5,6	4.4								Salvage and translocation The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.	Salvage and translocation Salvage and Translocation of flora and fauna, threatened species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.	12 - DELWP	
	6	4.5								Currently references 173 Agreements	All references to 173 Agreements will be deleted from section.	16 - Mitchell Shire Council	

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Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version	Proposed changes	Related Submission/s	Change impact on other landowner/s
	7	4.9									Current title wording 'Condition - Use or development of land for a sensitive purpose - Environmental site assessment for land at 62 Lithgow Street, 101 Lithgow Street, 5 Old Hume Highway, 55 Lewis Street'	Title will be updated to the following 'Condition - Use or development of land for a sensitive purpose - Environmental site assessment for land at 55 Lewis Street'	16 - Mitchell Shire Council	
Claus	se 52.17 -	Schedul	e 1				•	4			Exhibited wording	Proposed changes		
	1	1									Shown as 'Native vegetation that can be removed' on Plan 7 in the incorporated Beveridge Central Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act, 1999 (EPBC Act).	All native vegetation removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act 1999(Cth) and with the final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013.	12 - DELWP	

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Appendix 3 - Planning Scheme Ordinances – Track changes

DD/MM/YYYY Proposed GC55

SCHEDULE 5 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as UGZ5

Beveridge Central Precinct Structure Plan

1.0 The Plan

DD/MM/YYYY Proposed GC55

Map 1 shows the future urban structure proposed in the Beveridge Central Precinct Structure Plan. It is a reproduction of Plan 3 in the Beveridge Central Precinct Structure Plan.

Map 1 to Schedule 5 to Clause 37.07



Commented [MR1]: Map 1 to be replaced with the agreed to changes to the Future Urban Structure in the PSP once updated post

2.0 Use and development The land

2.1

DD/MM/YYYY Proposed GC55

The use and development provisions specified in this schedule apply to the land as shown on Map 1 and shown as UGZ5 on the planning scheme maps. This schedule must be read in conjunction with the Beveridge Central Precinct Structure Plan (PSP).

2.2 DD/MM/YYYY Proposed GC55

Applied zone provisions

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building, and the construction or carrying out of works as set out in Table 1.

Table 1: Applied zone provisions

Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land (REFER MAP 1)	Applied zone provisions
Local convenience centre	Clause 34.01 – Commercial 1 Zone
Arterial Road Reference to a planning scheme zon Connector Street/Boulevard	Clause 36.04 – Road Zone – Category 1 e is a reference to an applied zone Clause 36.04 – Road Zone – Category 2
A Residential walkable catchment	Clause 32.07 - Residential Growth Zone
r All other land	Clause 32.08 – General Residential Zone

Commented [MR2]: Removal of RGZ in response to submissions 11 (Beveridge Developer Group) and 16 (Mitchell Shire Council).

2.3 DD/MM/YYYY Proposed GC55

Specific provision - Reference to a planning scheme zone is a reference to an applied zone

A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

Note:

e.g. The General Residential Zone specifies 'Car wash' as a Section 2 Use with the condition, 'The site must adjoin, or have access to, a road in a Road Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Road Zone or an applied Road Zone in the Urban Growth Zone schedule applying to the land'.

2.4 DD/MM/YYYY

Specific provision – Use and development of future public land

A permit is not required to use or develop land shown in the *Beveridge Central Precinct Structure Plan* as open space local parks or sporting reserves provided the use or development is carried out generally in accordance with the *Beveridge Central Precinct Structure Plan* and with the prior written consent of Mitchell Shire Council

2.5 DD/MM/YYYY Proposed GC55

Specific provision - Use of land

Table 2: Use

USE		REQUIREMENT
Shop in the local convenience centre	th	permit is required to use land for a shop if e combined leasable floor area of all shops deeds:
	•	3,000 square metres for land shown as the Camerons Lane local convenience centre in the incorporated Beveridge Central Precinct Structure Plan.
	•	1,000 square metres for land shown as the Spring Street local convenience centre in the incorporated Beveridge Central Precinct Structure Plan.
	•	500-1,000 square metres for land shown as the Lithgow Street local convenience centre in the incorporated Beveridge Central

Precinct Structure Plan.

Commented [MR3]: Spring Street LCC deleted in response to submission 16 (Mitchell Shire Council).

Commented [MR4]: Increase to Lithgow Street LCC in response to submission 11 (Beveridge Developer Group).

2.6 Specific provision – Dwellings on a lot less than 300 square metres

DD/MM/YYYY Proposed GC55 A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Mitchell Planning Scheme.

2.x Specific provision – Medium density development

Any lot shown as 'medium density site' on an approved plan of subdivision is exempt from the garden area requirements specified at Clause 32.08-4 of the Mitchell Planning Scheme.

2.7 DD/MM/YYYY Proposed GC55

Specific provision - Referral to relevant floodplain management authority

Any permit application for the development of land west of the Hume Freeway must be referred to the relevant floodplain management authority under Section 55 of the *Planning and Environment Act 1987*.

2.8 DD/MM/YYYY Proposed GC55

Specific provision - Referral to roads authority

After certification under the *Subdivision Act 1988* of a plan of subdivision containing the 1100th lot of land within the Lockerbie North and Beveridge Central precincts combined, any subsequent permit application for subdivision must be referred to the Roads Corporation pursuant to Section 55 of the *Planning and Environment Act 1987*. The Roads Corporation must consider whether a permit can be issued prior to the construction of a new interchange at Camerons Lane.

3.0 DD/MM/YYYY Proposed

Application requirements

If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

3.1 DD/MM/YYYY Proposed GC55

Subdivision - residential development

In addition to any requirement in 56.01-2, a subdivision design response must include:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the precinct structure plan applying to the land.
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrates how the proposal responds to and achieves the objectives and planning and design requirements and guidelines in accordance with the incorporated Beveridge Central Precinct Structure Plan.
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing.
- A plan that demonstrates how the local street and movement network will integrate with development of adjacent land parcels or is capable of integrating with future development of adjacent land parcels.

In addition to the requirements of Clause 56.01-2, a Subdivision Design Response for a residential subdivision of less than 60 lots must show the proposed use and development of each part of the land, any lots proposed as medium density sites.

Commented [MR5]: Specific provision added to address an issue that has arisen from the garden area requirement in the GRZ, which is the applied residential zone in the precinct.

A reference to 'medium density development' is also included in

A reference to 'medium density development' is also included in application requirement 3.1 to ensure these sites are shown on plans of subdivision

Commented [MR6]: This whole provision replaced with the wording below, as an incorrect version of this provision was used when exhibited.

Commented [MR7]: This wording added to address an issue that has arisen with the garden area requirement provision in the GRZ, which is the applied residential zoning in the precinct.

and the staging of the development for all land in contiguous ownership with the land under application.

An application for a residential subdivision of 10 lots or more must be accompanied by:

- A written statement that sets out how the subdivision implements the incorporated Beveridge Central Precinct Structure Plan.
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, in accordance with the incorporated Beveridge Central Precinct Structure Plan.
- A table setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A Traffic Impact Assessment Report to the satisfaction of the relevant road management authority.
- A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on groundwater.
- A preliminary site assessment of the potential for contaminated land as a result of previous land uses, carried out by a suitably qualified person.

3.2 DD/MM/YYYY Proposed GC55

Precinct Infrastructure Plan

An application must be accompanied by a Public Infrastructure Plan which addresses the following:

- a stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water;
- what land may be affected or required for the provision of infrastructure works;
- the provision, staging and timing of stormwater drainage works;
- the provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- the landscaping of any land;
- what if any infrastructure set out in the Beveridge Central Infrastructure Contributions Plan is sought to be provided as "works in lieu" subject to the written consent of Mitchell Shire Council;
- the provision of public open space and land for any community facilities;
- any other matter relevant to the provision of public infrastructure required by the responsible authority.

3.3 DD/MM/YYYY

GC55

Traffic Impact Assessment

An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility / concept road safety audit, must be to the satisfaction of VicRoads or Mitchell Shire Council, as required.

3.4 DD/MM/YYYY Proposed GC55

Use or development of land for a sensitive purpose – Environmental site assessment) on land at 62-Lithgow-Street, 101-Lithgow-Street, 5-Old Hume Highway, 55 Lewis Street

An application to subdivide land, use, or develop land for a sensitive use (residential use, child care centre, pre-school centre or primary school) must be accompanied by an environmental site assessment of the land by a suitably

Commented [MR8]: These properties are not within the precinct hence the UGZ schedule will not apply to these properties. Delete in response to submission 16 (Mitchell Shire Council).

qualified environmental professional to the satisfaction of the responsible authority which takes account of 'Beveridge Central Precinct Structure Plan Area – Phase 1 Environmental Site Assessment – LanePiper, September 2011' and provides information including:

- Further detailed assessment of potential contaminants on the relevant land.
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005. DSE.
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water.
- Recommended remediation actions for any potentially contaminated land.

3.5 Heritage Assessments

DD/MM/YYYY Proposed GC55

An application for subdivision, use or development affecting a heritage place(s) should:

- Discuss the proposed future use or adaptive reuse of the affected heritage place(s); and,
- Include a draft Conservation Management Plan for the heritage place(s) to the satisfaction of the responsible authority;
- Include the provision of sufficient space around the heritage building to allow its adaptive reuse to comply with other planning requirements, such as car parking and landscaping.

3.6 DD/MM/YYYY Proposed GC55

Kangaroo management

An application for subdivision must be accompanied by a Kangaroo Management Plan to the satisfaction of the responsible authority which includes:

- Strategies to avoid land locking kangaroos, including staging of subdivision; and
- Management requirements to respond to the containment of kangaroos in an area with no reasonable likelihood of their continued safe existence; or
- Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location.

Where a Kangaroo Management Plan has been approved in respect to the land to which the application applies, the application must be accompanied by:

- A copy of the approved Kangaroo Management Plan; and
- A 'design/management response' statement outlining how the application is consistent with and gives effect to any requirements of the approved Kangaroo Management Plan.

4.0 Conditions and requirements for permits

4.1 DD/MM/YYYY Proposed

Condition - Subdivision permits that allow the creation of a lot/s of less than 300 square metres

Prior to certification of the Plan of Subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provision of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Mitchell Planning Scheme.

MITCHELL PLANNING SCHEME

The Plan of Subdivision submitted for certification must identify whether Type A or Type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

4.2 Condition - Land required for community facilities

DD/MM/YYY Proposed

Land required for community facilities, as set out in the Beveridge Central Precinct Structure Plan or the Beveridge Central Infrastructure Contributions Plan, must be transferred to or vested in Council at no cost to Council unless the land is funded by the Beveridge Central Infrastructure Contributions Plan.

4.3 Condition - Open space

DD/MM/YYYY Proposed GC55

Land required for public open space as a local or district park as set out in the Beveridge Central Precinct Structure Plan must be transferred to or vested in Council at no cost to Council unless the land is funded by an incorporated Beveridge Central Infrastructure Contributions Plan.

4.4 Conditions- Biodiversity and threatened species

DD/MM/YYYY Proposed GC55

Any permit for subdivision must contain the following conditions:

Kangaroo Management Plan

Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.

The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority

Salvage and translocation

The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Salvage and Translocation of flora and fauna, threatened species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

4.5 DD/MM/YYYY Proposed GC55

Condition - Subdivision and/or development affecting land containing a heritage place

A permit condition for subdivision and/or development affecting a heritage place should include the following conditions:

- Prior to the Certification of a plan of subdivision for the first stage of the subdivision, a Conservation Management Plan must be adopted for the heritage place(s) to the satisfaction of the responsible authority.
- Before the commencement of works for any stage of subdivision, the heritage place(s) must be appropriately secured against damage as a result of works, deterioration, the effects of weather, trespassing or vandalism to the satisfaction of the responsible authority.
- Prior to the issue of a Statement of Compliance for the first stage of subdivision, the owner must enter into an agreement with the responsible

Commented [MR9]: There are no community facilities within the precinct hence this condition is not required. Response to submission 16 (Mitchell Shire Council).

Commented [MR10]: Wording of this condition changed to reflect updated wording in response to submission 12 (DELWP).

authority pursuant to Section 173 of the *Planning and Environment Act* 1987 which provides for:

- Works to the heritage place(s) for the purposes of restoration and repair in accordance with the timeframes and requirements of the Conservation Management Plan.
- The ongoing management and works to the heritage place(s) as identified in the Conservation Management Plan.

The owner/applicant must pay the responsible authority's cost of the preparation, execution and registration of the Section 173 Agreement

Commented [MR11]: Requirement of a S173 Agreement deleted in response to submission 16 (Mitchell Shire Council).

4.6 Condition - Public transport

DD/MM/YYYY Proposed GC55

Unless otherwise agreed by Public Transport Victoria, prior to the issue of Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the Public Transport Guidelines for Land Use and Development, and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Public Transport Victoria.

4.7 Condition - Road network

DD/MM/YYYY Proposed GC55

Any permit for subdivision or building and works must contain the following condition:

Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.

Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in council at no cost to the acquiring agency unless funded by the Beveridge Central Infrastructure Contributions Plan.

4.8 DD/MM/YYYY

Condition - Precinct Infrastructure Plan

Proposed GC55

Any permit for subdivision must contain the following condition:

Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under Section 173 of the *Planning and Environment Act 1987* which provides for:

- The implementation of the Public Infrastructure Plan approved under this permit
- The purchase and/or reimbursement by the responsible authority for any provision of public open space in excess of the amount specified in the schedule to Clause 52.01.
- The timing of any payments to be made to the owner having regard to the availability of funds in the open space account.

4.9 DD/MM/YYY Proposed

Condition – Use or develop land for a sensitive purpose – Environmental Site Assessment for land at 62 Lithgow Street, 101 Lithgow Street, 5 Old Hume Highway, and 55 Lewis Street

Before a plan of subdivision is certified under the *Subdivision Act 1988*, the recommendations of the Phase 2 Environmental Site Assessment submitted must be carried out to the satisfaction of the responsible authority.

Commented [MR12]: These properties are not within the precinct. Response to submission 16 (Mitchell Shire Council).

Upon receipt of the further testing report the owner must comply with any further requirements made by the responsible authority after having regard to the guidance set out in the General Practice Note on *Potentially Contaminated Land June 2005 (DSE)*. The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

5.0 Advertising signs

DD/MM/YYYY Proposed GC55

The advertising sign category for the land is the category specified in the zone applied zone to the land at Clause 2.2 of this schedule.

5.1 Land and home sales signs

DD/MM/YYYY Proposed GC55

Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

- the advertisement area for each sign does not exceed 10 square metres;
- only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- the sign is not animated, scrolling, electronic or internally illuminated sign;
- the sign is not displayed longer than 21 days after the sale (not settlement) of the last lot; and
- the sign is setback a minimum of 750mm from the property boundary.

A permit may be granted to display a sign promoting the sale of land or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres.

29/03/2012 C83

SCHEDULE TO CLAUSE 52.17

4 0

Scheduled area

Area

1.0
13/08/2009
G47
Proposed
GC55

Description of native vegetation for which no permit is required to remove, destroy or lop

The Goulburn Valley Highway and adjoining land between the Hume Freeway and Mangalore Road as shown shaded on Drawing No. 12263CBA.DGN dated 14-8-98 attached to this schedule

Broadford Water Supply Project

All native vegetation including trees, shrubs, herbs and grasses, to the minimum extent necessary for works undertaken by or on behalf of Goulburn Valley Water required for the construction of the Broadford Water Supply Project in accordance with the Project Impact Assessment. Environmental Management plan, and the native vegetation offset plan approved by the Secretary of the Department of Sustainability and Environment.

Hume Freeway and access restoration roads as shown on Drawing No. VR1 included in the Schedule to Clause 81.01.

Land shown as UGZ5 on the planning scheme maps.

Shown as 'Native vegetation that can be removed' on Plan 7 in the incorporated Beveridge Central Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the *Environment* Protection and Biodiversity Conservation Act, 1999 (EPBC Act).

All native vegetation removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 146B of Environment Protection Biodiversity Conservation Act 1999(Cth) and with the final approval for urban development in three growth corridors under the Melbourne urban growth strategic assessment, program September 2013.

Commented [MR1]: Update to wording in response to submission 112 (DELWP).

MITCHELL PLANNING SCHEME

2.0 Scheduled weed

15/09/2008

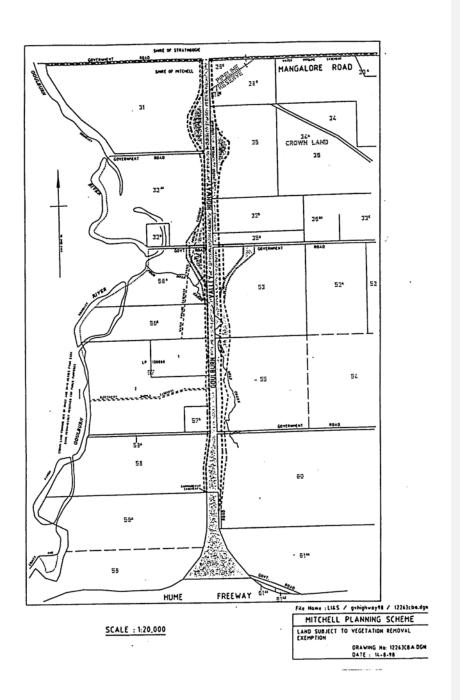
Area Description of weed
None specified

3.0 29/03/2012 C83

Utility installation code of practice

Name of code of practice

Goulburn-Murray Water Native Vegetation Code of Practice, February 2011



Appendix 4 - Commonwealth Notice of Decision to Endorse the Program to Revise Melbourne UGB - February 2010

Australian Government

Department of the Environment, Water, Heritage and the Arts

Notification of DECISION TO ENDORSE THE PROGRAM TO REVISE MELBOURNE'S URBAN GROWTH BOUNDARY

Delivering Melbourne's Newest Sustainable Communities: Program Report (December 2009)

This decision is made under Section 146 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Endorsement decision	
Policy, plan or program that is endorsed	Delivering Melbourne's Newest Sustainable Communities: Program Report (December 2009)
Content of the policy, plan or program	The program contains the framework for implementing urban development and associated transport infrastructure within Melbourne's existing and revised urban growth boundary, measures to avoid, mitigate and offset impacts and conservation outcomes to be met for matters of national environmental significance.

Name and position	Peter Garrett / Minister for the Environment, Heritage and the Arts
Signature	
Date of decision	2nd Edution 200

Appendix 5 - Commonwealth Approval for Urban Development – 2013



Australian Government

Department of the Environment, Water, Heritage and the Arts

APPROVAL DECISION FOR THE TAKING OF ACTIONS IN ACCORDANCE WITH AN ENDORSED PROGRAM UNDER THE ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

This decision is made under section 146B of the *Environment Protection and Biodiversity Conservation Act 1999*.

General	Further explanatory information related to this approval decision is at Annexure 1.
Approved action/class of actions	All actions associated with urban development, undertaken in accordance with the endorsed program report <i>Delivering Melbourne's Newest Sustainable Communities</i> , Victorian Government, December 2009 (the Program), within the 28 precincts identified on page 17 (Map 7).
Relevant controlling provisions	 The approval has effect for: Wetlands of international importance (sections 16 & 17B) Listed threatened species and communities (sections 18 & 18A) Listed migratory species (sections 20 & 20A)
Conditions of approval	This approval is subject to the conditions specified at Annexure 2.
Period for which approval has effect	The approval has effect until 31 December 2060.
Person authorised to r	nake decision / /
Name and Position	The Hon Peter Garrett AM MP Minister for Environment Protection, Heritage and the Arts
Signature _.	
Date of decision	FAN JULY JOIO

Explanatory information

This approval decision is made under section 146B of the EPBC Act which provides for the Minister for the Environment (the Minister) to approve actions, or classes of actions, undertaken in accordance with an endorsed policy, plan or program. An approval under section 146B of the EPBC Act has the same effect as an approval given under Part 9 of the Act, therefore actions approved under this decision will not require separate referral, assessment or approval under the EPBC Act in order to be taken.

On 2 February 2010, the Minister endorsed the Program of the Victorian Government for Melbourne's urban growth as described in *Delivering Melbourne's Newest Sustainable Communities* (Victorian Government, December 2009). Among other things, the endorsed program includes actions associated with urban development proposed to occur in 28 precincts located within Melbourne's urban growth boundary as identified on page 17 of this document.

This approval only applies to the specified class of actions that are undertaken in accordance with the requirements of the Program and the conditions at Annexure 2 of this approval decision.

Program evaluation, monitoring and reporting requirements for approved classes of actions under the Program are described at Section 11 of the Program report. These requirements are the responsibility of the Victorian Government. In particular, the Victorian Government must submit a Reporting and Monitoring Framework to the Minister for approval within 12 months of the date of this approval.

As an interim measure, the Victorian Government Department of Sustainability and Environment has agreed, consistent with the requirements of the Program, to provide reports to the Department of the Environment, Water, Heritage and the Arts (the department) on implementation of the prescriptions for protection of matters of national environmental significance (MNES) for each of the 28 precincts covered by this approval. The reports will be provided within 28 calendar days following adoption of each Precinct Structure Plan. The reports will demonstrate how the relevant prescriptions have been applied and the measurable outcomes achieved for protection of MNES. Each report will include the following minimum information:

- a) applicable prescriptions for the precinct
- b) outcomes of flora and fauna surveys (if required)
- c) outcomes required for each applicable prescription
- d) In situ reserve requirements (if needed) and adopted measures for in situ protection of each MNES (if needed)
- e) offset requirements and how these will be attained, including calculation of any habitat hectare requirements under the Victorian *Native Vegetation Management Framework*, and
- f) a figure or map showing in situ offsets (if needed) and other protection areas.

Conditions

Actions must be undertaken in accordance with the following conditions to ensure protection of listed threatened species and ecological communities, listed migratory species and the ecological character of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula, the Edithvale Seaford and Western Port Ramsar sites.

- Persons taking actions must undertake the actions in accordance with the following prescriptions approved by the Minister for protection of matters of national environmental significance (MNES):
 - Final Prescription for Natural Temperate Grassland of the Victorian Volcanic Plain (approved 16 April 2010)
 - Final Prescription for Spiny Rice-flower (approved 16 April 2010)
 - Final Prescription for Golden Sun Moth (approved 16 April 2010)
 - Final Prescription for Matted Flax-lily (approved 16 April 2010)
 - Final Prescription for Striped Legless Lizard (approved 16 April 2010)
 - Final Prescription for Grassy Eucalypt Woodland of the Victorian Volcanic Plain (approved 27 May 2010)
 - Final Prescription for Growling Grass Frog (approved 27 May 2010)
 - Final Prescription for Southern Brown Bandicoot (approved 27 May 2010)
 - Final Prescription for Migratory Species (approved 27 May 2010).
- Persons taking actions must maintain accurate records substantiating all activities associated with or relevant to these conditions of approval, including application of the MNES prescriptions to developments within the 28 precincts covered by this approval, and make them available upon request to the Minister within 28 days from the date of a request.

Appendix 6 - Submission Register and Responses Table

Resolved/ Unresolved Submissions Table

Sub. #	Name	Affected property / properties	Issue Raised	Change to the amendment requested?	VPA Comment / Proposed Outcome	Submitter response	Resolved Decision pending further review Unresolved STATUS
1	Saeed Sabri-Matanagh	1 Spring Street, Beveridge	Does not support the application of the PAO on their property.	Yes - the PAO should be placed south on Rankin Street.	VPA has engaged VicRoads to undertake review of PAO7 extent. Submitter will be updated when VicRoads position has been finalised. Response letter was sent to submitter (27 March 2017) explaining the PAO extent, the acquisition and compensation process; and detailed that a review of the PAO extent was being conducted by VicRoads.	No response provided	Resolved
2	Sharon Reardon	6 Lithgow Street, Beveridge	Does not support the location of the proposed local sports reserve. Issues include: - Timing of the purchase of land for the LSR and associated compensation Reasoning for locating the reserve in its current position.	Yes - the sports reserve should be placed on nearby vacant lots.	VPA and Council have proposed a new location for the sports reserve. The updated location removes the LSR from submitters property (Parcel #35) VPA sent response letter to submitter (21 March 2017) specifying the potential change of the sports reserve location and noting this is a proposed change and not a final position. A estimated land valuation letter was also sent to submitter specifying the value of public land requirements for their property if the sports reserve was to remain in the exhibited location.	No response	Unresolved
3	DELWP		Nil - supports amendment	No			Resolved
4	Monzur Imteaz	18 Whiteside Street, Beveridge	Does not support the location of the local park on their property. Land is owned by a 'Trust' where there are 8 shareholder with different holdings.	Yes - move the proposed park to a different location	The VPA sent a response letter (27 March 2017) stating that the local park will remine in its current position. Response referred to the Precinct Structure Planning Guidelines (2009) relating to local park distribution. A estimated land valuation letter was also sent to submitter specifying the value of public land requirements for their property.	Referred submission to Panel	Unresolved
5	Errol Hicks	44 Kelly Street, Beveridge	Does not support the proposed land take for the Kelly House and surrounding property.	Yes - has not specified it they would like more or less land acquired.		Pending submitter response to Heritage Victoria.	Decision pending further review
6	Heather Theodoulou	4 Lithgow Street, Beveridge	Does not support the location of the proposed local sports reserve. Issues include: - Timing of the purchase of land for the LSR and associated compensation Reasoning for locating the reserve in its current position.	Yes - the sports reserve should be placed on nearby vacant lots.	VPA and Council have proposed a new location for the sports reserve. The new location does not change the extent of the property which is taken up by the sports reserve. VPA sent response letter to submitter (21 March 2017) specifying the potential change of the sports reserve location and noting this is a proposed change and not a final position. A estimated land valuation letter was also sent to submitter specifying the value of public land requirements for their property if the sports reserve was to remain in the exhibited location.	Referred submission to Panel	Unresolved
7	APA Group		No Comment	No			Resolved
8	Rodrigo Ferreira Rodrigues	90 Minton Street, Beveridge	Does not support the location of the PAO on their property.	Yes - remove the PAO off their dwelling and move to north side of Minton Street.	This property is located outside the PSP area. VPA has engaged VicRoads to discuss this issue. A meeting was held with submitter on 8/3/17 with VicRoads and Mitchell Shire Council in attendance. The PAO was explained to the submitter at the meeting. Submitter was asked to refer any additional inquries to VicRoads. Response letter was sent by the VPA on 27 March 2017 which specified the above details.	Referred submission to Panel	Unresolved

Page 1 Unresolved Submissions - MPA Part B

Resolved

Sub.#	Name	Affected property / properties	Issue Raised	Change to the amendment requested?	VPA Comment / Proposed Outcome	Submitter response	STATUS
9	Kim and Song Ung		Cannot sell land given the uncertainty of LSR location.	corner of Lithgow Street and Patterson Street. 86 Patterson Street should be designated entirely residential. SR-01 and LP01 should switch locations.	VPA and Council have proposed a new location for the sports reserve. The new location increases the amount the property which is taken up by the sports reserve. VPA sent response letter to submitter (21 March 2017) specifying the potential change of the sports reserve location and noting this is a proposed change and not a final position. A estimated land valuation letter was also sent to submitter specifying the value of public land requirements for their property if the sports reserve was to remain in the exhibited location.	Referred submission to Panel	Unresolved

Page 2 Unresolved Submissions - MPA Part B

Sub. #	Name	Affected property / properties	Issue Raised	Change to the amendment requested?	VPA Comment / Proposed Outcome	Submitter response	STATUS
10	Walid El Asmar	2 Lithgow Street, Beveridge	Does not support the location of the proposed local sports reserve. Issues include: - Timing of the purchase of land for the LSR and associated compensation Reasoning for locating the reserve in its current position.	Yes - the sports reserve should be placed on nearby vacant lots.	VPA and Council have proposed a new location for the sports reserve. The new location increases the amount the property which is taken up by the sports reserve. VPA sent response letter to submitter (21 March 2017) specifying the potential change of the sports reserve location and noting this is a proposed change and not a final position. A estimated land valuation letter was also sent to submitter specifying the value of public land requirements for their property if the sports reserve was to remain in the exhibited location.	No response provided	Unresolved
11	Insight Planning Consultants	Properties 28, 29, 62, 63, 69, 70, 75-80	See external response table	Multiple	VPA comments provided in external response table.	Submission referred to Panel	Unresolved
12	DELWP (Environment)		Supports the amendment subject to two changes.	Yes - Amend the description of native vegetation for which no permit is required for land shown as UGZ5 to read: All native vegetation removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act 1999(Cth). Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013. Yes - change the wording for 4.4 Conditions – Biodiversity and threatened species to: 'Salvage and Translocation of flora and fauna, threatened species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning'.	The VPA will update wording accordingly. The VPA will update wording accordingly.		Resolved
13	VicRoads		On page 31 section 3.6.1 of the PSP, it is suggested that a clause be added that clarifies that direct property access to the arterial network will be denied and that all access to the arterial network will be via the connector road network. In Schedule 5 to the UGZ, it is suggested that a specific provision be included to cover noise impact associated the Hume Freeway as support of Clause 21.09-1 of the Mitchell Planning Scheme.	Yes - add this provision to UGZ5 'All development adajacent to the Hume Freeway ROW boundary is to comply with VicRoads Noise Policy to the satisfaction of, and at no cost to the Roads Corporation;	The VPA can include a note under section 3.6.1. Changes will be made as per request		Resolved
14	Drazenko (David) Skender and Anton Skender	1 Lewis Street, Beveridge	Does not support the PAO applied to their land, preferred location south of Rankin Rd	Yes - remove the PAO from 1 Lewis Street, Beveridge	VPA met with David on 23/1/17. Advised to revise submission to focus on PAO. VPA has engaged VicRoads to undertake review of PAO7 extent. Response letter was sent to submitter on 27 March 2017 specifying the above details. Submitter no longer owns property.	No response	Resolved
15	Ross Negro	62 Arrowsmith Street, Beveridge	Does not support the PAO applied to their land, will seek compensation	Yes - remove PAO	VPA met with Ross and Trevor Willis (representing Ross) on 23/1/17. Clarification was provided to attendees regarding PAO and compensation process. VicRoads is working through a hardship claim with Mr Negro. VPA requested that VicRoads updated the VPA on any outcomes of this process. Response letter was sent to submitter on 27 March 2017 specifying the above details.	Submitter sent letter confirming withdrawal of submission	Resolved

Page 3 Unresolved Submissions - MPA Part B

Sub.#	Name	Affected property / properties	Issue Raised	Change to the amendment requested?	VPA Comment / Proposed Outcome	Submitter response	STATUS
16 N	Mitchell Shire Council		See external response table	Multiple	VPA comments provided in external response table.	Submission referred to Panel	Unresolved
	DEDJTR (PTV/ Ports and Intermodal)		Reference to the PPTN should be removed from Plan 9. Patterson Street and Camerons Lane/Minton Street would be more appropriately labelled as a premium bus route.	Yes - Change wording in legend on Plan 9 from "high capacity public transport" to "premium bus route".	The VPA will update wording accordingly.		
			In line with standard wording for the Transport sections of PSP's previously agreed between the VPA and PTV in 2015, it is requested that the following be amended: Amend 'Appendix 4.2: Local Convinence Centre Design Guidelines' Principle 3 should also include the following: - Pedestrian movemnt must be prioritised in the design of main street while supporting local traffic to assist access and activity. - Pedestrian movements should be prioritised by providing links between key destinations within town centres. - Pedestrian permeability, accessibility and walkability through the centres should be encouraged.		The VPA will update wording accordingly.		Resolved
			Add an additional objective in Section 2.2 to address the following: - Ensure that development adjoining Hume Freeway does not affect its efficiency as part of the PFN and is appropriately designed to protect urban amenity.	Yes - Add objective to Section 2.2.	The VPA will update wording accordingly.		
18 C	City of Whittlesea		Nil - Supports amendment	No			Resolved
19 N	Melbourne Water		Recommends the following changes: Improve readability of Plan 10 so that Melbourne Water's pipelines are easier to see.	Yes - Change map to improve readability.	VPA will update map in accordance with request		
			• Include additional Requirement: 'Lots must be filled above the 100-year flood level to the satisfaction of Melbourne Water'	Yes - Add additional requirement to section 3.7.1, pg 37	VPA will update section accordingly		
			 Include a statement under 3.8.1 'Lots are required to be filled above the 100-year flood level to the satisfaction of Melbourne Water'. (Consider reference to the Engeny stormwater management strategy in this section?) Note: there is a large volume of fill required for lots in this PSP. 	Yes - Add additional statement under section 3.8.1, pg 38	VPA will update section accordingly		
			Under 3.8.1 Development Service Scheme: • Add word to first sentence ' Drainage for the precinct is not covered by the Beveridge Central Infrastructure Contibutions Plan as the relevant authority for main outfall drainagenis Melbourne Water. • Add sentence to the end of section 'Local drainage is to be constructed by developers in addition to the DSS drainage works.'	Yes - make additions to section 3.8.1, pg 38	VPA will update section accordingly		Resolved
			 Land on the eastern side of the Hume Freeway will be subject to flooding in a 100 year event prior to construction of DSS infrastructure. Referral provisions for development should also include land to the east of the Hume Freeway. 	Yes - Update UGZ Schedule 5, Section 2.7 to include the land to the east of the Hume Freeway in Referral Provisions.	VPA will update section accordingly		
			• 'Drainage Infrastructure Table' should refer to Spring Street (Not Lewis Street) for first drainage infrastructure description.	Yes - Change mention of Lewis Street to Spring Street in table on pg 44	VPA will update table		
			 'Drainage Infrastructure Table' does not include all drains shown in Plan 10 Utilities. Missing drains shown in map (in submission). 	Yes - List missing drainage infrastructure to table on pg 44	VPA will add missing drains to table		
			• MW pipe which is shown in Plan 10 (in submission) is not required.	Yes - Delete MW pipeline from Plan 10 Utilities, pg 36	VPA will update map in accordance with request		
20 Н	Heritage Victoria		registered area for H0940 (Previous discussions). Clarification of who is required to fund, construct and maintain the road, as well as timing.	Yes - Clarification required		VPA has sent Heritage Victoria a response letter. Heritage Victoria have advised they will	
			 There is an Heritage Inventory site (former Oakfield Shearing Shed) opposite the house on the east side of Stewart Street. 	Yes - consider alignment of open space with heritage site.	Alignment has been noted	withdraw submission to Panel.	Resolved
			The cultural sensitivity of the site (supporters and detractors of Ned Kelly) is noted.	No - Noted	This has been noted.		

Page 4 Unresolved Submissions - MPA Part B

Sub. #	Name	Affected property / properties	Issue Raised	Change to the amendment requested?	VPA Comment / Proposed Outcome	Submitter response	STATUS
21	Neil Semple	36 Lithgow St, Beveridge	The location of the entrance for the space The location of the facilities for the space (eg. Parking, club house, stands etc)	LSR will be located on Lithgow St, not the local access road on the eastern boundary. Additionally wants confirmation regarding the location of the LSR facilities.	VPA and Council have proposed a new location for the sports reserve. The new location increases the amount the property which is taken up by the sports reserve. VPA sent response letter to submitter (27 March 2017) specifying the potential change of the	e Submitter has withdrawn submission from Panel	Resolved

Page 5 Unresolved Submissions - MPA Part B

