

PSP 1062

# Beveridge Central PSP

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

May 2017

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# **PART ONE – THE AMENDMENT**

## **INTRODUCTION**

Land within the Beveridge Central precinct was included within the Urban Growth Boundary (UGB) for urban development in August 2010 as part of amendment VC68. The North Growth Corridor Plan also identifies the land within the PSP area for future urban development.

Amendment VC68 introduced a number of changes to planning schemes across metropolitan Melbourne in line with the objectives of the policy document titled *Delivering Melbourne's newest sustainable communities*.

The Beveridge Central PSP provides a future urban structure for the area, allowing for greater certainty in planning decisions, greater certainty on the location of services and a plan for projects for shared development and community infrastructure required to service the precinct.

The amendment implements the Beveridge Central PSP by incorporating it into the Planning Scheme. The PSP provides for the development of homes and services across an area of approximately 291 hectares.

The Beveridge Central PSP area is relatively small in size yet is spatially important in the context of the future growth of the area. The PSP area connects the existing Beveridge Township, the Mandalay Estate to the west, the approved Lockerbie North PSP area, and the Beveridge North-West PSP the planning of which is currently under preparation.

The precinct in total will deliver an anticipated growth of approximately 3,640 homes to accommodate a resident population of up to 10,200. To service this future residential area three local convenience centres (now modified to two at the request of Council) have been identified, as well as a number of local parks, including a sporting reserve.

The amendment will introduce Schedule 5 to the UGZ, which will provide the statutory tool to implement development within the precinct in accordance with the PSP.

The amendment also establishes the basis for future projects to assist in the funding of shared infrastructure needed to develop the precinct. This will be implemented by

incorporating an Infrastructure Contributions Plan (ICP) that will set out a summary of the infrastructure levies applying to the precinct. An ICP will be introduced in line with the Ministerial Direction released in October 2016, and with the PSP for approval by the Minister.

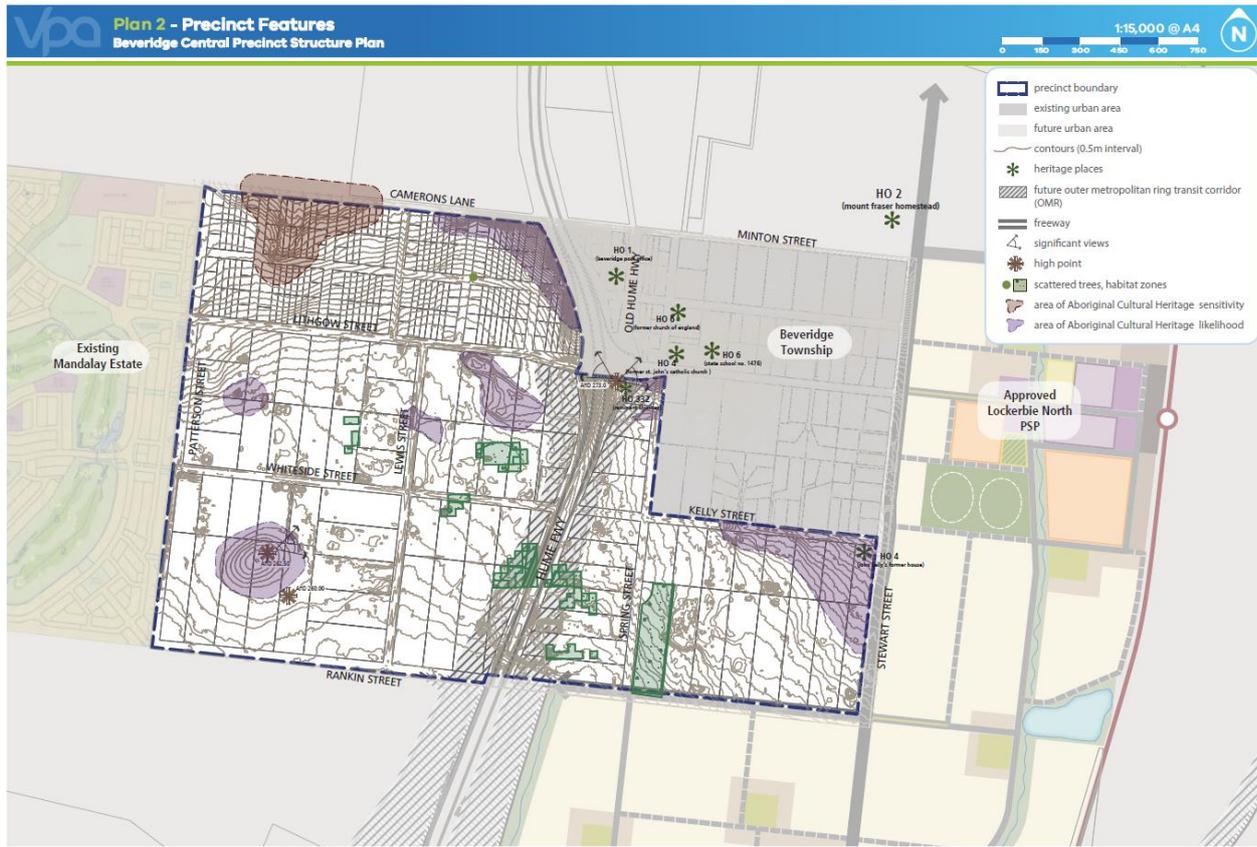
A plan is included in the PSP that details the necessary infrastructure items such as open space, roads, intersections, etc. that are expected to be delivered for this precinct and funded by the ICP.

The UGZ5 allows the use of the 'Small Lot Housing Code Standards for Construction of a Single Class 1 Building and Associated Class 10a Buildings on an Allotment' (SLHC), which has streamlined the process for development of single dwellings by removing the need for a planning permit for a dwelling on a lot less than 300 square metres in size subject to compliance with the SLHC. This is expected to encourage an increased provision of small lots and streamline the provision of new housing.

## **THE LAND**

The amendment applies to the subject land (the precinct) identified in the Beveridge Central Precinct Structure Plan (PSP). The precinct is situated to the south and west of the existing township of Beveridge and incorporates land both sides of the Hume Freeway, which runs north-south through the precinct. It is situated adjacent to a number of developing areas, including the Mandalay Estate to the west, the approved Lockerbie North PSP area to the east and south-east, and the proposed Beveridge North West PSP to the north. Specifically, the precinct is bounded by Rankin Street to the south, Patterson Street to the west, Camerons Lane and Kelly Street to the north, and Stewart Street and Spring Street and the Hume Freeway to the east as illustrated on Map 1 overleaf.

## Map 1



### Relevant Agencies

The amendment has been prepared in consultation with affected agencies. Amongst others key relevant agencies include Mitchell Shire Council, Whittlesea City Council, Department of Environment, Land, Water and Planning (DELWP), Public Transport Victoria (PTV), VicRoads North Region, Melbourne Water, Department of Education and Training (DET), Yarra Valley Water, Heritage Victoria (HV), Aboriginal Affairs Victoria (AAV), Environmental Protection Authority (EPA), and Country Fire Authority.

Provisions have been incorporated in the amendment documents to accommodate where possible the views of these agencies received during agency consultation.

### Planning Authority

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

## **PART TWO – UNRESOLVED SUBMISSIONS**

### **LOCAL PARK -02**

#### **Submission 4 – Whiteside Unit Trust, represented by Monzur Imteaz & Siraj Islam**

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

#### **Issue 1:**

The submitters object to the position of the local park (LP-02) situated on the property. The submitters have advised that 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.

#### **VPA response:**

The preparation of a Precinct Structure Plan is guided by the GAA Precinct Structure Planning Guidelines, 2009 which sets out a range of principles and guidance for the distribution of a range of land uses typically expected in growth area precinct planning. It is the view of the VPA and Council that the local park meets the guidelines and should remain generally in the location shown in the exhibited PSP. This view is supported by the following considerations:

- The proposed local park is appropriately located being central and accessible to the future community (i.e. it forms part of an open space network that locates approximately 95% of dwellings with a 400m walkable catchment of the park).
- The land is vacant with the exception of a rock pile and a small shed.
- There are no alternative locations within the immediate vicinity of its current proposed location that represent a suitable repositioning of the local park due to existing dwellings and development east and west of the site.
- The Infrastructure Contributions Plan provides for the purchase of land required for public purposes by Council at rates associated with the highest and best use of the land. This process is designed to reduce the impacts of

an allocation of public land on the developable area of a given site.

The future ICP will fully fund the purchase by Council of the land for LP-02.



**Figure 1: LP-02 in PSP**



**Figure 2: 18 Whiteside St.**

## **LOCAL SPORTS RESERVE SR-01**

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

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

The submitter 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.

The submitter has specified that 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

The submitter 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.

### **VPA response:**

Following several meetings with landowners, the VPA and Council, Council has agreed to the following slight revisions to the active open space (SR-01).

1. Moving the location of SR-01 to the west to front Patterson Street avoiding a slither of developable land
2. Decrease the size from 7.5Ha to 6.7Ha whilst also providing the same facilities  
it is considered that a good outcome has been achieved.

With regard to the location Council has advised as follows:

- Active open space is required to meet the future needs of the community.
- The site is located strategically to take advantage of its access on the main east west connector road through the Beveridge Township. The siting is in a strategic location with the proximity to the future local convenience centre, primary school and community facility as well as abutting Lithgow Street which provides a key gateway entrance through the existing road width and street tree plantings. The location on the southern side of Lithgow Street and more central to the precinct as opposed to north of Lithgow Street builds on the existing connection to Mandalay estate. It also takes into consideration the likely sequencing of development and the need for development contributions to be collected to deliver the facility in a timely manner.
- If it was to be located on the north side of Lithgow, it would reduce opportunities to locate people close to the future school site (which Council advise will likely be built within the following 2 year period) and local town centre.
- Shifting the reserve slightly to the west, fronting Patterson Street, allows opportunity to create a landscaped and amenable interface at one of the major junctions in the future township.
- Based on the estimated population yield and the ASR Community Infrastructure Assessment which formed the background of this PSP, there is a need for the delivery of active open space. The active open space will also support the broader catchment and could be utilised by residents of the Mandalay Estate and future residents within the Beveridge North West PSP.

The VPA consider that the proposed changes to the local sports reserve has a number of benefits which include:

- The reduced land area reduces the number of property parcels affected by the sports reserve from 4 to 3 and therefore reduces the overall public land cost to Council;
- Its location on the corner of Patterson Street and Lithgow Street will result in an improved interface to Patterson Street, and removes an restricted area of developable land between Patterson Street and the western edge of SR-01;

- The reduced size of the sports reserve can still accommodate the necessary extent of sporting facilities;
- Its retention on the southern side of Lithgow Street ensures that SR-01 will be appropriately located being generally central and accessible to future Beveridge Central residents, and
- The proposed change does not affect any new or additional landowners in the process.

The ICP will fully fund the purchase by Council of the land (6.7Ha) for the Local Sports Reserve.



**Figure 3: Sports Reserve, Exhibited PSP Location**



**Figure 4: Sports Reserve Location, Aerial**

## **PAO**

### **Submission 8 – Rodrigo Rodrigues**

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

#### **Issue 1:**

The submitter objects to the current extent of the PAO which reserves land for the future Cameron's 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.

#### **VPA response:**

The VPA and VicRoads have considered the concerns raised in submission and during your meeting with VicRoads and Mitchell Shire Council on 8 March 2017. It should be noted that the site is outside the PSP but still affected by the amendment

This meeting gave VicRoads, as 'acquiring authority', the opportunity to explain the extent of Public Acquisition Overlay Schedule 7 (PAO-7) and the configuration of the Cameron's Lane interchange. The process of land acquisition and compensation was explained at the meeting.

VicRoads propose to address this submission and others regarding the PAO in their individual Authority submission to this Panel.



**Figure 5: 90 Minton St, PSP and PAO extent**



**Figure 6: 90 Minton St, Aerial with PAO**

## **BEVERIDGE DEVELOPER GROUP**

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

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

#### **Issue 1:** FTTH/Telco

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

#### **VPA Response:**

Council has agreed to change the wording of Appendix 4.4 to reflect the requested change. The VPA, Council and Mr Black will agree to change dot point one to include FTTH/Telco in the gas and water position on one side of the road. (Page 63). This matter is now resolved.

#### **Issue 2:** Lewis/Whiteside Street cross sections

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

#### **VPA Response:**

The VPA has drafted the additional cross section for Whiteside Street and Lewis Street which reflects the changes requested in the submission.

The following changes have occurred to a new Whiteside Street cross section:

- The 7m swale located in the centre of the dual carriageway will be deleted.
- The cross section will include a central single 7.3m carriageway rather than two 5.3m carriageways.
- A 1.2m shoulder will be located on either side of the single carriageway.
- A 4.5m swale will be located on either side of the two road shoulders.
- A 1050mm pipe will be located underneath the right hand side swale.

The extent of the Lewis Street cross section will be reduced from 31m to 30.18m.  
These actions have satisfied Council and Mr Black and resolved the issue.

## **MITCHELL SHIRE COUNCIL**

### **Submission 16 – Mitchell Shire Council**

**Issue 1:** The configuration of the Lithgow Street pedestrian underpass under the Hume Freeway.

#### **VPA Response:**

Council, VicRoads and the VPA are generally in agreement that the layout of the pedestrian underpass will include a fenced off pedestrian path on the north side with an on road bike path. This will be accommodated by moving the centre white line further south. The VPA will continue ongoing consultation with Council and VicRoads to reach a final arrangement for the implementation of the pedestrian path.



**Figure 7: Lithgow St underpass, aerial**



**Figure 8: Lithgow St underpass, Street view looking east**



**Figure 9: Lithgow St underpass, Street view looking west**

## **Issue 2:** The Kelly House

### **Section 4.6, Principle 4, dot points 4 and 5 (pg 67 of PSP)**

.4 – Provide an interpretive design approach for the surrounding new development that is complimentary in form, scale, detailing and materials to significant heritage features and is complimentary in design.

.5 – Avoid new development that distorts the historic evidence by copying or reproducing historical styles without reference to their original context.

### **Rewording of Requirement 13 and 16 (pg 17 of PSP)**

Both requirements relate to subdivision and development of land having appropriate sensitive interfaces with heritage places, however there is no planning permit requirement for buildings and works to provide these requirements.'

R13 – Any subdivision or development of land adjoining an identified heritage site 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.

R16 – Any subdivision and or development of land on or adjacent to the Kelly House heritage site (VHR – HO940/HO4) must have regard to the heritage significance of the site, provide a sensitive interface and respond to figure 1 and appendix 4.6.

### **VPA Response:**

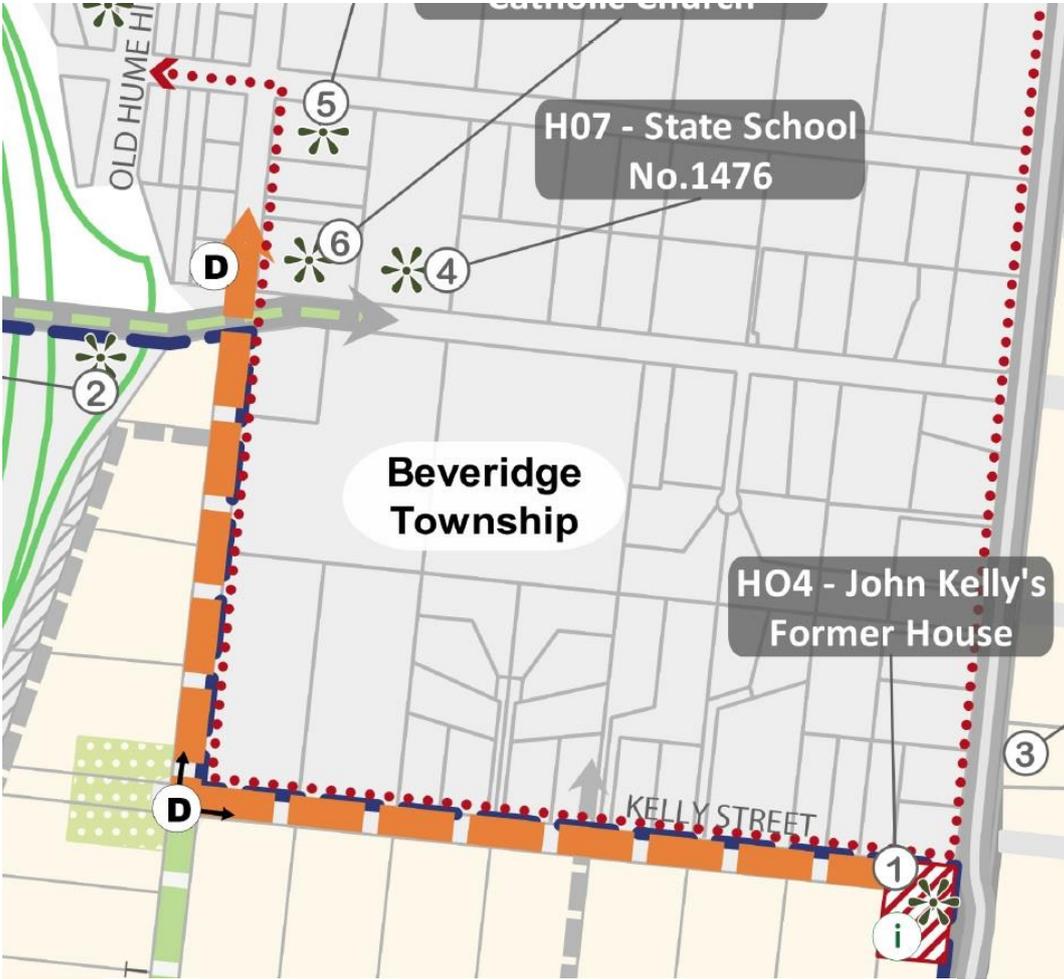
The Kelly House is the only heritage site in the PSP. The VPA will continue to work with Council regarding issues with development surrounding John Kelly's Former House site. This will be addressed now the finalisation of the site area with the landowner and Heritage Victoria has been achieved. One solution may be to include the Principals and Requirements specified above in section 3.5 of the UGZ schedule which refers to heritage assessments and application requirements.

As the landowner agreement has only very recently been achieved with Heritage Victoria, a resolution of the planning control issues on surrounding land has not been fully canvassed with Council and this Panel hearing may provide an opportunity for further discussion regarding the implementation through appropriate control.

**Issue 3:** The alignment and landscaping/streetscape of the Heritage Trail.

**VPA Response:**

Council and the VPA will continue ongoing consultation regarding the specific details of the Heritage Trail. This is no longer considered an issue and the VPA will continue to work with Council to determine the appropriate alignment and landscaping of the Heritage Trail. Council are currently determining the alignment and landscaping to be finalised shortly.



**Figure 10: Current exhibited heritage trail alignment**

**Issue 4:** Revising requirements in relation to landscaping along acoustic walls. This is subject to change to the 'Freeway Interface' cross section (pg 62 of PSP)

**VPA Response:**

The 'Freeway Interface' cross section has been updated to reflect the concerns of Council regarding the landscaping along acoustic walls. The key change made is that the shared path bordering the noise attenuation wall will instead become a meandering path with vegetation on either side. This is referenced in the updated cross section proposed in response to the submission request.

**Issue 5:** Lithgow Street intersections

Council has now agreed to an alternative Lithgow Street intersection configuration as proposed in the Traffic Report supplied by the developer group through Mr Black.

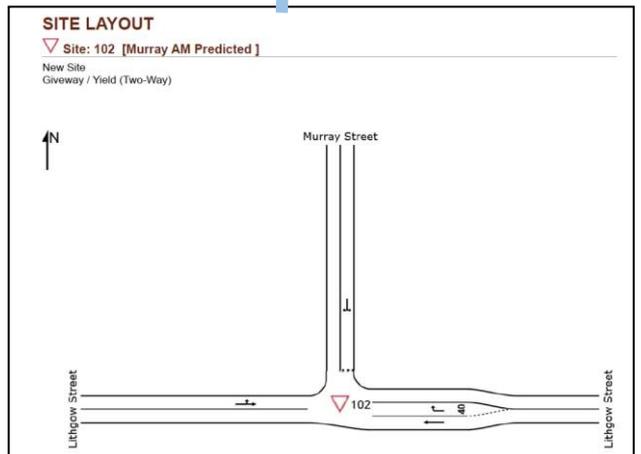
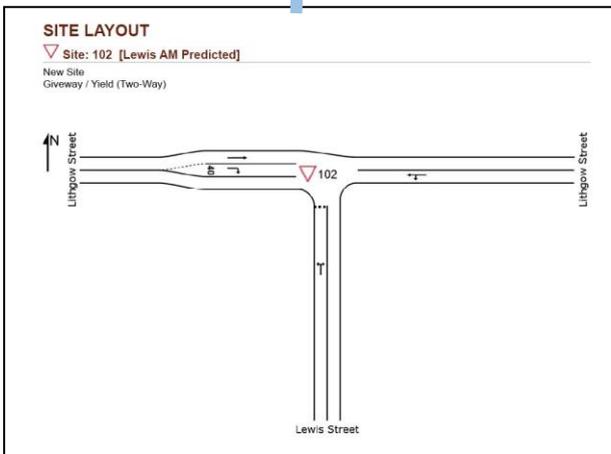
**VPA Response:**

Council and the VPA understand that the offset intersections which will replace IN-02 and IN-08 and can operate with designated turning lanes and will be accommodated by a road pavement widening.

VPA will continue to work with Council and Mr Black to confirm the inclusion of this intersection layout, however all parties generally agree with the configuration proposed by the traffic report.

The VPA clarified with Council on 29<sup>th</sup> April that the length of Lithgow Street will remain unchanged, and the only modification to the existing constructed road is the two intersections with turning lanes and a future upgrade to the intersection of the freeway access ramps at Lithgow Street which will be jointly funded by the Lockerbie North DCP and Beveridge Central ICP and is proposed as a roundabout.

This will recognise the current and interim role that Lithgow Street performs by linking Beveridge to the Hume Freeway. As well as protecting the existing landscape on the northern and south side of Lithgow Street and the central median which has matured and provides important amenity.



**Figure 11: Lithgow St, offset intersection**

## **Issue 6: Residential Growth Zone or General Residential Zone**

The Minister recently gazetted a suite of new residential zone provisions. As a consequence, the application of the RGZ or GRZ and the issue with the garden area requirement pursuant to the new provisions in the GRZ have been questioned by Council and developers.

We now have a situation in growth areas whereby lots in the GRZ under 400 square metres which are created as part of the original subdivision are exempt from the minimum garden area requirements by clause 32.08.3, but lots that are specifically designed and approved as part of the original subdivision for medium density development (above 650 square metres) are required to satisfy the minimum garden area requirements.

This is now a live issue for the VPA as is a matter that is raised not only at this hearing, but also an issue for the pending adoption of Melton Amendment C163 (Mt Atkinson/Tarneit Plains PSP).

Council and the VPA do not support the blanket application of the RGZ but do agree there needs to be a solution to ensure medium density sites are treated equitably without the need to provide 35% of the lot as garden area.

The VPA have identified a potential way to exempt the garden provisions by including the following in the schedule to the UGZ if we only use the GRZ for the applied zone across the entire PSP.

The highlighted text would be added to the existing application requirement for residential subdivision at 32.08-3.

### **Subdivision - Residential development**

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

To provide a solution to this issue the VPA is proposing to include a specific provision within the applicable Urban Growth Zone Schedule that provides an exemption for medium density sites created as part of a subdivision. The proposed wording is as below:

### **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.

The VPA consider this option is workable given the following that is in the UGZ head provision which allows variation of the provisions of the applied zones.

### **37.07-15 Inconsistencies between specific and applied zone provisions**

If there is an inconsistency between the specific provisions specified in the schedule to this zone and the provisions of a zone applied by the schedule to this zone, the specific provisions prevail to the extent of any inconsistency.

### **Conclusion**

Review of the submissions made to the Beveridge Central PSP shows support across State Government and all associated key agencies. The VPA is appreciative of the high level of cooperation it has received from landowners and stakeholders, as evidenced by the few submitters to this hearing.

For the reasons articulated in this Submission the VPA does not consider any of the submissions that have been made present an obstacle to adoption and gazettal of the Amendment.

The MPA commends the Amendment to the Panel. Submissions in Reply will be made to the Panel in due course.

Adele Patterson

Isaacs Chambers



**Beveridge Central PSP** - Amendment to the Mitchell and Whittlesea  
Planning Schemes - May 2017