

- 
- *Approximately 2,850 homes*
 - *Attractive town centre*
 - *Conservation areas*
 - *Sporting field*
 - *Business and employment opportunities*

SUBMISSIONS PERIOD NOW OPEN

INTEGRATED, VIBRANT AND DIVERSE - A STRONG LOCAL COMMUNITY WITH KNOWLEDGE-BASED AND TECHNOLOGY BUSINESSES

THE MINTA FARM PSP

The Victorian Planning Authority (VPA), in consultation with Casey City Council and government agencies, has prepared the *Minta Farm Precinct Structure Plan* (PSP) to guide new urban development within the Minta Farm precinct area.

The PSP applies to approximately 285 hectares of land generally bounded by the Princes Freeway and the future O'Shea Road alignment to the north, Cardinia Creek to the east, Grices Road to the south, and Soldiers Road to the west.

Around 210 hectares will be developed for a mix of residential, community, commercial and employment purposes and 7.9% of the land will be open space.

The Minta Farm precinct will include a number of essential and well-planned community and commercial facilities including a local town centre, a district park, a primary school, a community facility as well as a local convenience centre.

Uniquely, the PSP plans for an employment precinct, which will be home to knowledge-based and technology businesses.

Development in the precinct, as guided by the PSP, will allow it to successfully integrate with the adjoining and existing residential areas, as well as the wider suburbs of Berwick and Clyde North.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C228 TO THE CASEY PLANNING SCHEME AND PERMIT APPLICATION No.PlnA00384/17 UNDER SECTION 96C OF THE *PLANNING AND ENVIRONMENT ACT 1987*.

THE VISION

The Minta Farm precinct will be home to a vibrant and integrated residential and employment community. The precinct's character will be established through incorporation of the existing and unique natural and built features. Most notable will be the creation of a high amenity and integrated park network designed with the landscape and the remarkable constructed and natural waterway network along Cardinia Creek that is rich in biodiversity. The urban structure of the residential areas and regionally significant employment precinct will draw upon the natural topography and be connected by convenient transport links and a cohesive network of public spaces.

The precinct is projected to accommodate a residential population of approximately 8,000 people (in approximately 2,850 dwellings) and provide for approximately 11,000 local jobs.

INFRASTRUCTURE FUNDING

The *Minta Farm Infrastructure Contributions Plan* (ICP) will raise approximately \$61 million from developers for the provision of essential local infrastructure, such as the first carriageway and intersections of the north-south arterial road, local parks, the sports reserve and community facilities.

The Victorian Government recently introduced ICP, the new development levy, to replace the previous Development Contributions Plan (DCP) system as the primary funding source for basic and essential local infrastructure. An ICP may be made of two parts: a standard levy and/or a supplementary levy.

The Minta Farm ICP is proposed to apply a standard levy for development contributions, which for the south-east region is \$354,000 per net developable hectare for residential development including town centres and \$161,200 per net developable hectare for employment development. The PSP includes a list of ICP items to be delivered by the Minta Farm ICP.

The Minta Farm ICP will be incorporated into the *Casey Planning Scheme* via a separate amendment, as per the *Infrastructure Contributions Plan Guidelines*.

To assist in mitigating the impact of development of the precinct on the surrounding local road network (particularly Soldiers Road) the PSP includes a timing trigger for the delivery of the north-south arterial road. The PSP also proposes that Soldiers Road will be truncated at Grices Road allowing the connection of the north-south arterial road when it is constructed.

IMPLEMENTING THE PLAN

Amendment C228 seeks to change the *Casey Planning Scheme* to facilitate development and use of land within the precinct, through the following changes to the Scheme:

- Amend Clause 22.01 to include the Minta Farm Local Town Centre and Local Convenience Centre.
- Insert Schedule 14 to Clause 37.07 Urban Growth Zone (UGZ) into the Casey Planning Scheme and rezone part of the land from UGZ (no schedule) to UGZ Schedule 14 (UGZ14). Schedule 14 to the UGZ sets out the land use and development controls for the PSP area and requires land use and development within the PSP area to be generally in accordance with the Minta Farm PSP;
- Rezone part of the PSP area from UGZ (no schedule) to Rural Conservation Zone (RCZ) being land within Conservation Area 36 and generally located along the eastern boundary of the PSP area;
- Apply Schedule 6 to the Environmental Significance Overlay (ESO6) to the land zoned as RCZ;
- Insert Schedule 2 to the Incorporated Plan Overlay (IPO2) into the Casey Planning Scheme and apply it to the land zoned as RCZ;
- Amend the schedule to the Heritage Overlay to include the application of HO209;
- Apply Heritage Overlay Schedule 209 (HO209) to part of one land parcel;
- Increase the extent of Schedule 1 of Public Acquisition Overlay (PAO1) to allow for the intersection of O'Shea Road and Soldiers Road;
- Amend the Schedule to Clause 52.17 to identify the conditions to be met before native vegetation is exempt from a planning permit;
- Amend the Schedule to Clause 61.03 to update the relevant Planning Scheme maps;
- Amend the Schedule to Clause 66.04 to include a referral provision to the Victorian Planning Authority; and
- Amend the Schedule to Clause 81.01 to include a new incorporated document titled "*Minta Farm Precinct Structure Plan, October 2017*".

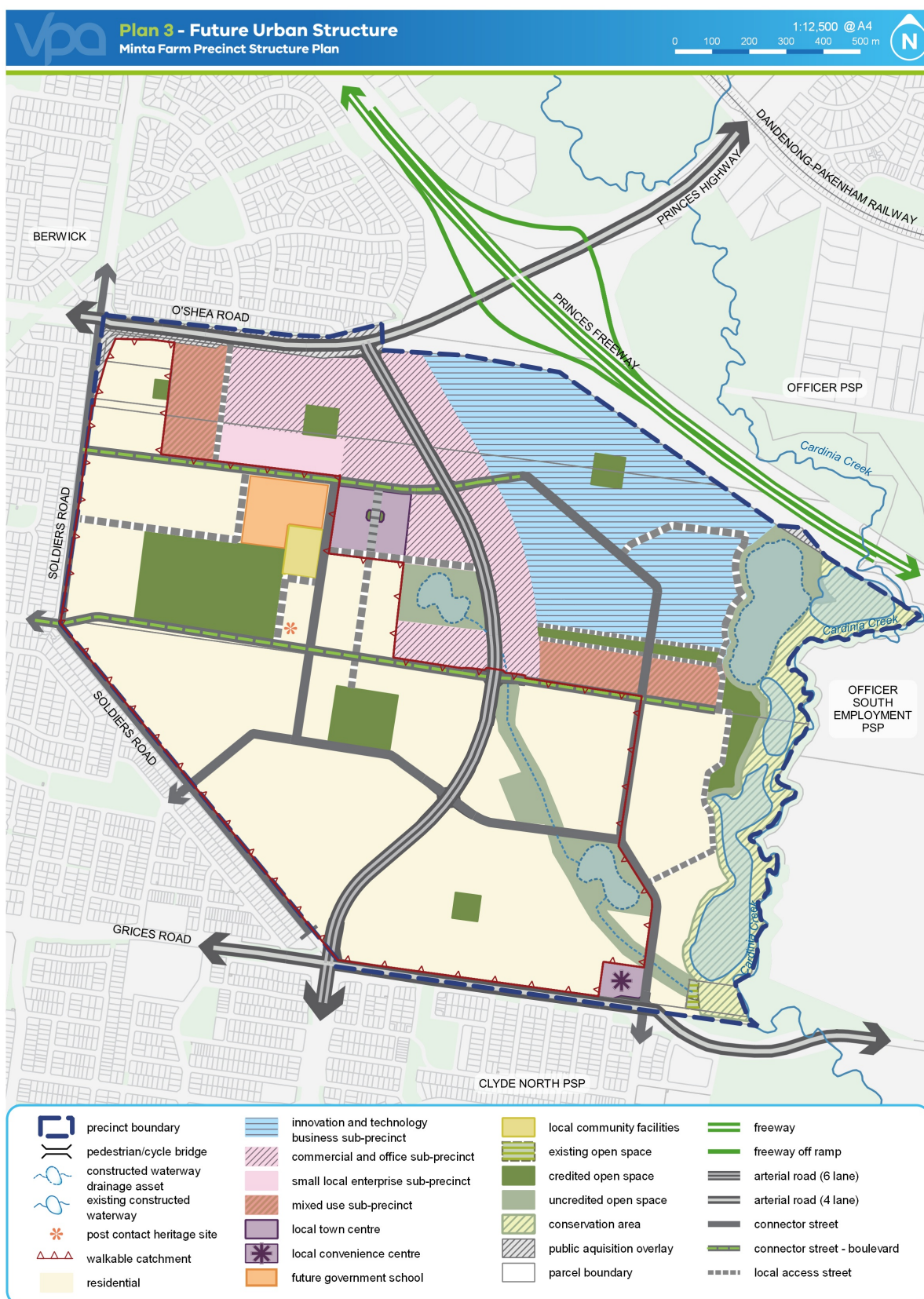
THE FIRST STAGE OF SUBDIVISION

Under Section 96A of the *Planning and Environment Act 1987*, Stockland Pty Ltd have applied under Permit Application No. P1nA00384/17 for multi-lot subdivision and creation of an easement or restriction for 231 residential lots at 2-106 Soldiers Road, Berwick as shown in the inset.



THE FUTURE URBAN STRUCTURE

The Future Urban Structure (FUS) plan is an integral part of the PSP. It guides the precinct's future character and urban form by identifying and guiding the integration of land uses.



WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Minta Farm PSP and accompanying documentation for Amendment C228 to the *Casey Planning Scheme* are available from:

www.vpa.vic.gov.au
www.casey.vic.gov.au
www.delwp.vic.gov.au/public-inspection

You can also review these documents in hard copy during office hours, free of charge, at the locations listed below:

VICTORIAN PLANNING AUTHORITY

Level 25, 35 Collins Street
MELBOURNE VIC 3000

CASEY CITY COUNCIL

Civic Centre
Magid Drive, Narre Warren, Victoria 3805
(off Princes Highway, near Fountain Gate Shopping Centre)

MAKING A SUBMISSION

Submissions on Amendment C228 to the City of Casey Planning Scheme must be made in writing to the Victorian Planning Authority (VPA) and sent to:

amendments@vpa.vic.gov.au

OR

Level 25, 35 Collins Street
MELBOURNE VIC 3000

Please ensure that any submissions relating to the Amendment are received by **Monday 4 December 2017**.

INFORMATION SESSION

Wednesday, 1 November 2017
6.00pm to 8.00pm

OR

Tuesday, 14 November 2017
4.30pm to 7.00pm

Held at:

Gwendoline Family and Children's Centre
25 Gwendoline Drive
Berwick VIC 3806

The drop-in information session will give you an opportunity to discuss the plan with the VPA and council.

If you are unable to attend but still wish to discuss the plan, please contact us to arrange a separate meeting time.

FOR MORE INFORMATION PLEASE CONTACT

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Victorian Planning Authority
Phone: (03) 9651 9600

WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Victorian Planning Authority in accordance with Division 5 of Part 4 of the *Planning and Environment Act 1987* (Act).

Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment. If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. As required by the Act, your submission will be made available for public inspection at the premises of the VPA until two months after the amendment comes into operation or lapses of the resulting planning scheme amendment. Your submission will also be made available on the VPA website during this time.

If you are a private individual, your contact details will be removed from your submission before it is published on our website, but may be shared with other government agencies or local councils. Contact details do not include the address of land that is the subject of your submission. By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the VPA website at **www.vpa.vic.gov.au** or phone the VPA (9651 9600).

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CONTACT US

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The VPA is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would you like to receive regular email updates on the work of the VPA, please register via our website **www.vpa.vic.gov.au**