

MITCHELL PLANNING SCHEME

AMENDMENT C106

EXPLANATORY REPORT

Who is the planning authority?

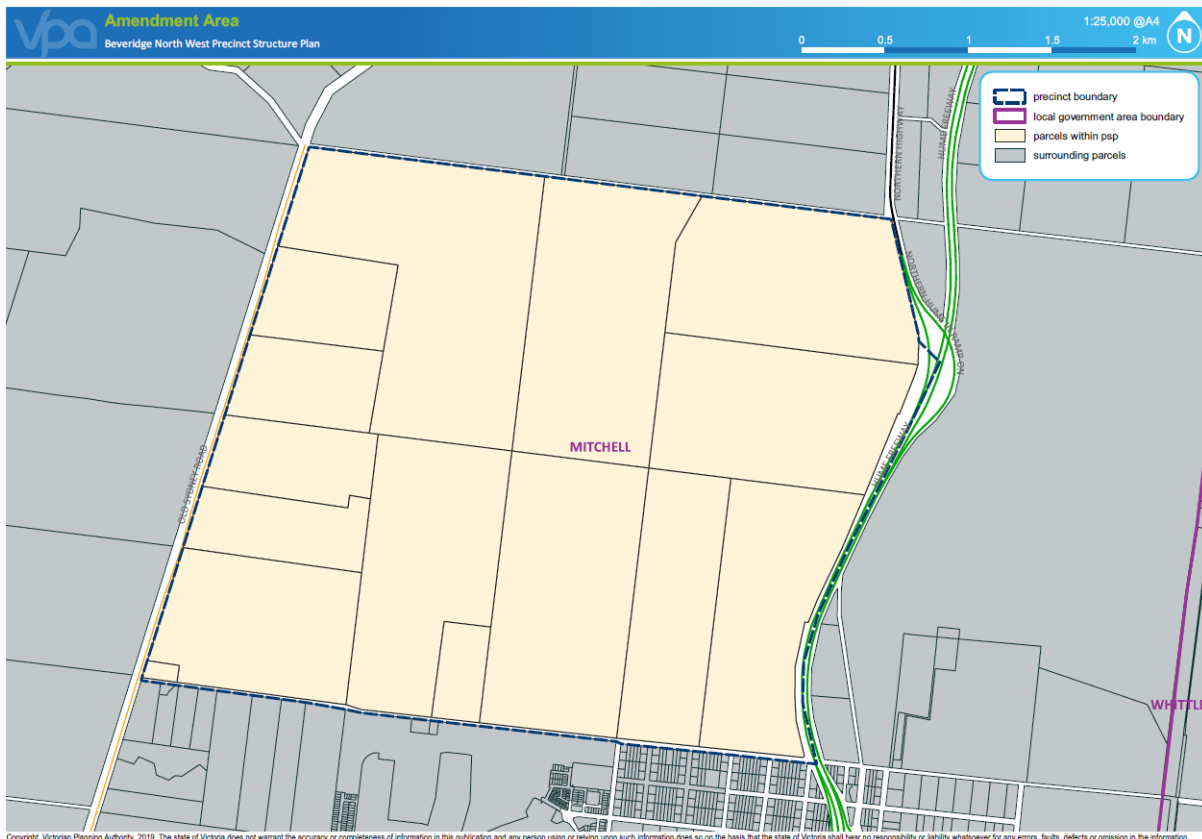
This amendment has been prepared by the Victorian Planning Authority, who is the planning authority for this amendment.

The amendment has been made at the request of the Victorian Planning Authority.

Land affected by the Amendment

The amendment applies to land included in the Beveridge North West Precinct Structure Plan (PSP) as shown on Map 1 below. The PSP area is located south of Wallan and north of Beveridge townships and covers approximately 1254 hectares of land. It is generally defined by the Hume Freeway to the east, Camerons Lane to the south, Old Sydney Road to the West and the western extension of the Hadfield Road West reservation to the north.

Map 1 - Mitchell C106 Amendment Area (Beveridge North West)



What the amendment does

The amendment proposes to implement the Beveridge North West Precinct Structure Plan (PSP) by introducing a new Schedule 3 to the Urban Growth Zone to the Mitchell Planning Scheme (the Scheme) and applying it to the precinct.

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

- Rezones land in the amendment area from Urban Growth Zone, Rural Conservation Zone and Urban Floodway Zone to UGZ3 and Rural Conservation Zone (RCZ).
- Inserts Schedule 3 to Clause 37.07 Urban Growth Zone (UGZ) into the Mitchell Planning Scheme.
- Inserts Schedule 4 to Clause 43.03 Incorporated Plan Overlay (IPO) into the Mitchell Planning Scheme.
- Deletes the Erosion Management Overlay (EMO) and Vegetation Protection Overlay Schedule 1 and Schedule 2 (VPO1, VPO2) from land in the amendment area.
- Incorporates the “Beveridge North West Precinct Structure Plan, August 2019” into the planning scheme by listing it in the Schedule to Clause 72.04.

Note:

- The Beveridge North West Infrastructure Contributions Plan (ICP) will be introduced via a separate amendment and will introduce the associated schedule to the Infrastructure Contributions Overlay applying to the land within the amendment area.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to implement the Beveridge North West PSP which facilitates the use and development of the PSP area as a residential and employment precinct comprising approximately 16,200 new homes for approximately 45,000 people. To service this new population, the amendment provides for four local town centres (LTC), two local convenience centre (LCC), four sport field reserves, a series of local parks, the enhancement of Kalkallo Creek and the provision of drainage reserves in the central part of the precinct. Three government primary schools, one government primary-secondary school, two non-government primary schools, one non-government secondary school and four new community centres are also proposed.

The amendment introduces planning provisions to implement the State Planning Policy Framework regarding the growth of Melbourne by facilitating new urban development and associated infrastructure provision and open space outcomes.

A planning scheme amendment is the most appropriate method for managing the proposed urban growth and associated development as the matters relate to land use and development outcomes.

The amendment allows for urban development outcomes specific to the land resulting in more certain and efficient regulation than might otherwise occur were the general provisions of the scheme to be relied upon.

The amendment provides a balanced outcome in favour of net community benefit. The certainty provided by the amendment, in terms of land use, development and infrastructure outcomes, provides for a transparent and informed investment environment while delivering a clear picture of the future of the land for the existing community. The amendment provides for the housing and servicing of new residents in a manner that minimises disruption to the existing community.

To ensure the area develops in an integrated way, the amendment provides an overall structure for the area providing certainty in the development decisions and clarity as to the cost and location of services.

The amendment will introduce Schedule 3 to the UGZ, which will provide the statutory tool to implement development within the precinct in accordance with the PSP.

A table is included in the PSP detailing the necessary infrastructure items such as open space, roads and intersections, which are expected to be delivered for this precinct and funded by a future Infrastructure Contributions Plan (ICP).

The UGZ3 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 single 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 amendment complements, and in some cases replaces, existing provisions of the scheme. In particular the amendment streamlines and integrates processes for native vegetation management, infrastructure provision and housing diversity on smaller lots.

The amendment does not duplicate any management provisions for land use and development in other acts or regulations.

A future amendment will apply an infrastructure contributions plan over the Beveridge North West area that levies infrastructure contributions.

How does the Amendment implement the objectives of planning in Victoria?

The amendment will facilitate residential, retail, commercial and community infrastructure development by introducing planning provisions that apply fairly and transparently to all affected landowners. The amendment facilitates this development in a location where existing services and infrastructure can be easily expanded.

The amendment implements 12(1)(a) of the Act by facilitating development of land within the Urban Growth Boundary of Metropolitan Melbourne and will provide for the efficient and sustainable servicing of the land.

The amendment allows for further urban development in Melbourne that will improve the supply of housing, provide employment opportunities and create a robust neighbourhood structure with a legacy of funded local infrastructure projects.

The amendment implements a number of the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* (Act). In particular:

- To provide for the fair, orderly, economic and sustainable use and development of land

The amendment will facilitate the development of a new community with good access to services, employment and public open space. The delivery of housing makes effective use of the available land within the area with a required average density across the PSP of at least 20 dwellings per net developable hectare.

The amendment applies consistent controls across the precinct for residential development and sets out what development and community infrastructure is required to ensure the fair and equitable provision of works, services and facilities needed by the new community to secure a good quality of life.

Four local town centres are proposed to be located in the Beveridge North West PSP area that will provide local amenity and services, and employment opportunities for the new community.

Infrastructure contributions will be collected to fund new infrastructure required to service the precinct. Infrastructure items are outlined in the PSP and a future Infrastructure Contributions Plan (ICP) will be incorporated into the Scheme via a separate amendment that will outline the developer contributions required to fund the necessary infrastructure.

The precinct will fit in with and connect to existing road infrastructure such as two north-south arterial roads that link the precinct to (future) Beveridge South West to the south and Wallan to the north.

A network of parkland is provided towards the north of the precinct protecting key view lines of the hilltops. A series of parks are spread throughout the precinct within a walkable distance of the new community.

- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

The Beveridge North West PSP has been prepared in accordance with the Biodiversity Conservation Strategy which sets out the conservation measures required for matters of national and state

environmental significance to satisfy Federal and State biodiversity and native vegetation requirements.

The PSP identifies approximately 180 hectares of land to preserve and enhance landscape values associated with the higher topography of the northern section of the PSP area. Similarly, the PSP sets aside land for the protection and enhancement of Kalkallo Creek and the provision of required drainage reserves.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels.

- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

The precinct structure plan for the land will contain requirements that regulate the subdivision of land, create pleasant residential neighbourhoods with good access to services and recreation within and around the area. New local parks and existing natural features will contribute to the creation of a pleasant living and recreational environment for the neighbourhood and its visitors. New local parks, new sport facilities and natural systems will also contribute to the creation of a pleasant living and recreational environment for the community and its visitors.

The amendment ensures that housing will have good proximity to education and employment opportunities and will allow residents to have a variety of travel options to reach these destinations.

- To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

The amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure all households are connected to sewer, water and gas.

A separate amendment will introduce a Beveridge North West ICP, which will set out how transport infrastructure, local recreation spaces and community facilities will be funded for land and construction.

Drainage infrastructure will be upgraded to cater for urban development and allow for natural flows into retarding basins or wetlands.

The PSP encourages transport choice and a reduction in private car use by providing a highly inter-connected road network allowing for looped bus routes whilst providing for the creation of a network of pedestrian and bicycle paths across the precinct.

- To balance the present and future interests of all Victorians

Implementation of the PSP via the amendment will deliver increased community facilities and housing opportunities to accommodate the future population growth of Victoria.

Providing for urban development and employment in the area will ensure that current and future residents in the area have adequate infrastructure and access to services needed for a growing population

The PSP identifies land within the precinct for arterial road upgrades, sports facilities, local parks and the provision of utilities. The new community contributes to the cost of this new infrastructure in line with the new community's use of them. By doing so the benefits of the infrastructure can be up front alleviating the need for costly public spending in the future to 'reclaim' privately developed land for public purposes.

How does the Amendment address any environmental, social and economic effects?

Environmental effects

The amendment sets aside significant areas of land that have been identified as having landscape values or form part of the Kalkallo Creek reserve or are required for drainage and preservation of existing tree rows that will provide potential habitat for a range of native fauna and flora within the precinct.

The PSP has been prepared consistently with the Biodiversity Conservation Strategy (BCS). No conservation areas are identified in the BCS in relation to the precinct. All areas that contain potential habitat for nationally listed species will need to be offset in accordance with the BCS.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels. The precinct will require a range of constructed and natural waterways linked to a network of retarding basins to manage flooding, as identified in the background drainage reports. The distribution of open space within the precinct ensures that a majority of residential properties have access to a range of local parks within a walkable 400 metres.

A desktop environmental site assessment (Beveridge North West Precinct Structure Plan Area, Site Suitability Assessment (Jacobs, July 2014)) has been carried out for all the land and identified whether or not it meets the definition of 'potentially contaminated land'. The amendment (via the UGZ Schedule) requires phase 2 assessment investigation for all land identified as being a medium risk within the precinct prior to use for sensitive land uses (eg. housing, schools, and child care). No high-level risk sites were identified.

The amendment will contribute towards increased transport choice and potential reductions in private car use, as the precinct establishes. The precinct is also designed with access to future potential bus routes. The precinct will have a highly inter-connected road network, minimising dead-ends and containing continuous footpaths with dedicated commuter and recreational bike lanes/ shared pathways on key routes.

Economic effects

The amendment will establish a framework for the development of a new urban community which will have its own focus whilst seamlessly integrating with the existing Wallan and Beveridge community. The structural elements of the PSP are interlinked to facilitate an attractive built environment, a strong community and a sense of place for the precinct.

The PSP includes four local town centres (three 6,300 square metres, one 3,300 square metres) and two local convenience centres. The precinct is anticipated to generate approximately 3,000 jobs.

The amendment enables the delivery of a range of lifestyle opportunities to meet the needs of a variety of household sizes and budgets. It encourages the development of a range of house types from low, medium and high-density residential development. Medium to high density homes in a variety of styles are promoted near services, community facilities, public transport corridors, open space and amenities. This will also support the viability of the local town centres serving the precinct.

The location of the four local town centres, three state primary schools, a state primary-secondary school, community services, local parks and sporting reserves will promote walking and cycling as safe and convenient modes of transport to these local amenities. This is achieved through their distribution and the street types that connect them which have dedicated space for pedestrians and cyclists.

The amendment sets out what new infrastructure including sports and community facilities, road and trail upgrades, parks and waterways are required to service the new community. This new infrastructure will ensure that new residents do not place an unfair burden on existing community assets in the area. The infrastructure maximises opportunities for new residents to safely and efficiently access employment and everyday services including shopping and engage in locally based social activities.

Social Effects

The amendment is expected to generate positive social benefits for the Shire of Mitchell through the provision of a range of residential densities that are well served by community facilities and other key infrastructure including education centres, retail areas, parks and other public facilities such as medical centres and retirement villages.

Planning for the development of community infrastructure such as sporting fields and other community facilities, which will have a close spatial relationship with residential neighbourhoods, will assist in the creation of a 'sense of place' by fostering social interaction within the immediate and wider community.

The PSP will also deliver the following elements:

- Housing diversity in the precinct will be encouraged with an average density of 20 dwellings per net developable hectare. This will result in a range of housing types that can be supported such as detached housing, townhouses and multi-unit housing.
- Local parks, water bodies and shared paths in the PSP will form an interconnected network for the residents of Beveridge North West and neighbouring communities, giving a unique character to the neighbourhood and opportunities for recreation and social interaction.
- Provision for new residential land supply will improve affordability and choice for homebuyers and investors.
- Four local town centres;
- Three government primary schools;
- A government primary-secondary school;
- Three potential non-government schools;
- Four community facility;
- Bus capable roads;
- Local parks; and
- Four sports reserves.

The PSP area is likely to be substantially developed within 25 to 30 years.

Does the Amendment address relevant bushfire risk?

The precinct lies within an identified Bushfire Prone Area under r.155 of the Building Regulations 2018, requiring minimum bushfire construction standards for defined types of buildings including dwellings. Most of the land within and surrounding the precinct is currently used for agriculture and general farming. In the short to medium term this land presents a fire risk, generally from grasslands. In the medium to long term most of the land within the precinct, beyond the land set aside for landscape values and all of the undeveloped land directly to the north, east and south of the precinct will be developed for urban purposes and subsequently will reduce any identified fire risk. The land to the west is outside of the urban growth boundary and will continue to pose a fire risk.

This amendment has responded to the bushfire risk and the requirements of Clause 13.05 (Bushfire) of the State Planning Policy Framework and sets out fire management planning controls that will ensure that the fire risk is managed through a combination of setbacks for buildings from hazardous vegetation at the development edge and construction management requirements. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

A bushfire assessment was prepared by Terramatrix ('Bushfire Development Report for the Beveridge North West Precinct Structure Plan' dated February 2019) to determine existing hazardous vegetation and the actions required by the amendment to address the bushfire risk.

The bushfire assessment identified that the precinct is in a designated Bushfire Prone Area (BPA), and that no part is covered by the Bushfire Management Overlay. The landscape is one of low to moderate bushfire risk, which will lessen as development in and to the north, east and south of the precinct occurs. The hazard is largely restricted to Grassland, and bushfire behaviour can reasonably be expected to be within AS 3959-2018 presumptions and design parameters. Accordingly, it is considered that the risk can be mitigated to an acceptable level and that the proposed development is appropriate, if dwellings are separated from hazardous vegetation to allow BAL-12.5 construction, in accordance with the building regulations and Clause 13.02. The Terramatrix report ('Bushfire Development Report for the Beveridge North West Precinct Structure Plan' dated February 2019) concludes that this would require a minimum 19m setback from areas of classified Grassland.

Where development will abut the Rural Conservation Zone within the precinct, the amendment requires a minimum 19m buffer from the Rural Conservation Zone that may be achieved by dwelling

setback and road reserve. This will ensure the 19m buffer area is achieved and to manage development to BAL12.5 adjacent to the grassland frontage.

Good access and egress for emergency management vehicles and residents, in the event of a bushfire, will be achieved via a conventional urban-residential road network.

Furthermore, a standard requirement within the UGZ3 specifies that an application for residential subdivision must be accompanied by a site management plan that assesses bushfire risk during and where appropriate after, construction of subdivision works and specifies vegetation-building setbacks (defendable space) where bushfire risk is managed, consistent with the separation distances specified in AS3959-2009. These provisions accord with the views of the CFA, will work in combination with the building regulations and are suitable for an area transitioning from rural to urban land uses.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 Potentially Contaminated Land

A desktop environmental site assessment (Beveridge North West Precinct Structure Plan Area, Site Suitability Assessment (Jacobs, July 2014)) has been carried out for all the land and identified whether or not it meets the definition of 'potentially contaminated land'. The amendment (via the UGZ Schedule) requires phase 2 assessment investigation for all land identified as being a medium risk, within the Precinct prior to use for sensitive land uses (e.g. housing, schools, and child care). No high-level risk sites were identified.

Direction No 9 - Metropolitan Strategy

Direction 9 has been considered in preparing this amendment and the amendment complies with this direction. The amendment implements the growth area elements of the Metropolitan Strategy. The amendment provides for a fully serviced new urban neighbourhood in a designated growth area.

Policy 1.2.2 Facilitate investment in Melbourne's outer areas to increase local access to employment

The Beveridge North West PSP area is a predominantly residential PSP with four Local Town Centres and a local convenience centre. The PSP identifies 16 hectares for commercial and 28 hectares for mixed use and a total job provision of 3,000 projected.

Policy 2.1.3 Plan for and define expected housing needs across Melbourne's regions

A range of housing densities have been planned across the precinct as guided by the future urban structure plan within the PSP, including higher densities in walkable catchments and around the town centres.

Policy 2.1.4 Provide certainty about the scale of growth in the suburbs

The PSP requires subdivisions to achieve an average density of 20 dwellings per hectare and minimum density targets with a range of lot sizes capable of accommodating a wide range of housing types.

Policy 2.2.3 Support new housing in activity centres and other places that offer good access to jobs, services and public transport

The future urban structure plan within the PSP identifies opportunities for higher density development within and around the town centre and key transport routes.

Policy 2.2.5 Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release.

The PSP includes guidelines that seek to ensure subdivision and development occurs in a sequence and staged approach and requires each lot to be appropriately serviced.

The PSP seeks to achieve an average density of 16 dwellings per net developable hectare, creating approximately 16,200 residential lots, providing affordable and available land releases to keep Melbourne competitive.

Policy 2.4.1 Support streamlined approval processes in defined locations

In general, and as intended by the PSP process, the amendment will streamline the process for applications generally in accordance with the approved PSP.

As well, the UGZ3 facilitates 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 streamlines the process for development of single dwellings on lots less than 300 square metres in size by removing the need for a planning permit.

Policy 2.5.2 Provide a range of housing types in growth areas

Housing types are guided by the residential densities identified in the PSP. As well, Table 4 of the Beveridge North West PSP outlines the lots sizes and housing types subdivision applications must accommodate.

Policy 3.1.3 Improve arterial road connections across Melbourne for all road users

The local arterial road network will be significantly improved by the PSP through construction of two north-south arterial roads, which will ultimately provide access from Beveridge Central to the south, through the PSP area and connect to Wallan South to the north.

Policy 3.1.4 Provide guidance and certainty for land-use and transport development through the Principal Public Transport Network and the Principal Freight Network

The PSP is not along the Principal Public Transport Network, however the amendment provides for bus-capable roads serving the vast majority of the PSP area. The bus capable roads connect through the precinct into Beveridge Central to the south, and Wallan South to the north, as well as the four local town centres.

- *Policy 3.2.1 Improve roads in growth areas and outer suburbs*

The amendment clearly defines a new road network that builds upon the existing network. The existing and planned road network is characteristic of a grid pattern and allows for suitable links into future neighbourhoods to the north and south.

- *Policy 3.2.2 Improve outer-suburban public transport*

The amendment provides for bus-capable roads serving the vast majority of the PSP area. Future development will generate additional patronage demand that will feed into improved bus services in the area.

- *Policy 4.4.1 Recognise the value of heritage when managing growth and change*

No post contact heritage sites have been identified. Cultural Heritage Management Plans will be required prior to subdivision permits being issued in an area of cultural heritage sensitivity, as defined by the *Aboriginal Heritage Regulations 2007*.

- *Policy 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage*

Development proponents are required to comply with the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2007* in relation any matters of aboriginal cultural significance on the land.

- *Policy 5.1.1 Create mixed-use neighbourhoods at varying densities*

The future urban structure identifies a residential precinct with four local town centres and residential areas with a range of densities. Collectively these will create neighbourhoods with varying densities and a mix of uses.

- *Policy 5.2.1 Improve neighbourhoods to enable walking and cycling as part of daily life*

The PSP plans for a pedestrian and cycle network that provides extensive connections across the precinct and particularly between key destinations to encourage walking and cycling as viable transport modes.

- Policy 5.3.1 Facilitate a whole-of-government approach to the delivery of social infrastructure

The PSP identifies a range of social infrastructure to be delivered across government agencies to support the new and existing residential communities.

Providing for new population growth in Beveridge North West will add to the economic well-being of the community as well as provide greater opportunities to existing residents of nearby suburbs. Increases in demand for goods and services will translate into more local jobs and economic activity.

Additional opportunities for recreation and social groups will also emerge as a result of the provision of new public outdoor spaces and new community facilities and town centres

- Policy 5.4.1 Develop a network of accessible, high quality, local open spaces

The amendment sets aside approximately 55 hectares for active open space and 27 hectares for local parks. Local parks are located within reasonable walking distance of all planned residential areas.

The distribution of open space within the precinct ensures that the majority of residential properties have access to open space within a walkable distance of 400 metres.

- Policy 6.3.1 Reduce pressure on water supplies by making the best use of all water sources

The existing water sources, including the constructed waterways and Kalkallo Creek corridor, have been integrated into the water management strategy.

- Policy 6.3.2 Improve alignment between urban water management and planning by adopting an integrated water management approach

An integrated water management strategy is proposed that will manage urban development flows across the PSP area and within the Conservation Area.

- Policy 6.3.3 Protect water, drainage and sewerage assets

The integrated water management strategy will manage urban development flows across the PSP area, and clearly define constructed and existing water management assets.

- Policy 6.4.2 Strengthen the integrated metropolitan open space network

The PSP provides an integrated and accessible public open space network offering attractive active and passive recreation opportunities that cater for people of all ages, genders, cultures and abilities.

- Policy 6.5.2 Protect and enhance the health of urban waterways

The integrated water management strategy will manage urban development flows across the PSP area and flows entering Kalkallo Creek in accordance with the applicable water management standards and regulations.

- Direction No. 11 - Strategic Assessment of Amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

- Direction No. 12 - Urban Growth Areas

Part 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

How the amendment implements any Growth Area Framework Plan applying to the land

The North Growth Corridor Plan applies to the land and identifies the Beveridge North West PSP area predominantly for residential development. The North Growth Corridor Plan also designates a significant amount of land in the northern and western edge of the PSP area to protect the identified

landscape values of that land. The Corridor Plan also identifies a regional active open space facility in the northern portion of the PSP area. Other key features depicted include two new north-south arterial roads and a new east west arterial road along the southern boundary of the PSP.

The PSP and amendment are generally consistent with the North Growth Corridor Plan in setting aside land for landscape values in the northern portion of the PSP area, providing two new north south arterial roads and a key Boulevard east west connector street and a new east west arterial road along the southern boundary of the PSP. The balance of the Precinct is designated for predominantly residential development.

How does the amendment accord with the Precinct Structure Planning Guidelines (October 2009)?

- *Objective one: To establish a sense of place and community*

The topography of the precinct varies from generally flat in the central part of the PSP to rolling hills in the northern part of the site. Kalkallo Creek also traverses the western portion of the precinct with Spring Hill Cone in the north east corner of the precinct and Mt Fraser to the east of the precinct providing significant landmarks for the precinct and surrounds.

The PSP builds upon these landscape characteristics by setting aside a significant amount of land to protect and enhance existing landscape values in the northern portion of the precinct and by enhancing Kalkallo Creek. The natural features of the precinct will provide a unique and important context for the future community.

The large southern local town centre co-located with future government primary and primary-secondary school, a non-government primary school, a sporting reserve, and a community centre will provide an integrated community hub and focus for the precinct. This hub will be framed by the two north south arterial roads and an east west connector street that runs to the south of the future local town centre.

The four other local town centres are located along connector streets and co-located with a state primary or primary-secondary school and sporting reserve. The local town centres include community centres, and the northern and eastern centres also accommodate a non-government school site. Each local town centre will create a distinct destination that will service the needs of the future residents.

The road network will complement the existing and future road network connecting to adjoining neighbourhoods. Nature strips along roadways will be of sufficient width to support long term tree growth and contribute to the attractiveness of the place.

- *Objective two: To create greater housing choice, diversity and affordable places to live*

Housing choice, diversity and affordability have been planned through designation of a range of housing densities which respond to land features and future urban structure, encouragement of a range of lot sizes and housing types and application of the Small Lot Housing Code.

- *Objective three: To create highly accessible and vibrant activity centres*

Four local town centres are proposed within the precinct a southern town centre with an associated mixed use area and three other centres in the west, north and east corners of the precinct. The local town centres are integrated with schools, sporting reserves and community centres.

A local convenience centre will be provided to service the north western portion of the precinct.

The network of town centres will provide a mixture of unique town centre experiences, with accessibility to services and facilities for the future community.

- *Objective four: To provide for local employment and business activity*

The PSP is expected to deliver approximately 3,000 local jobs. The town centres throughout the precinct in conjunction with home-based occupation, schools and community facilities will provide local employment opportunities.

- *Objective five: To provide better transport choices*

The precinct integrates with the existing road network and provides new arterial roads linking Camerons Lane and the existing Beveridge township to Wallan. The road network will provide a

modified grid connector street system that responds to the topography of the precinct while ensuring good connectivity both within the precinct and to Beveridge to the south and Wallan to the North.

The cycle and walking trail network is deliberately aimed at providing access to key local destinations including the four local town centres, open space, schools and community centres.

- *Objective six: To respond to climate change and increased environmental sustainability*

Alternative transport modes will be readily available for future residents. The future bus route anticipated along the north-south arterial means most residents will be located within 400 metres of potential bus capable roads. The extensive path network and relatively small PSP area means most destinations will be viably accessible by cycling or walking.

Co-location of community facilities and namely the primary school, community hub and sports reserve will provide for the sharing of infrastructure.

Opportunities for integrated water management is provided for in the PSP.

- *Objective seven: To deliver accessible, integrated adaptable community infrastructure*

Community facility hubs including community health and education centres, schools and sports fields are co-located to provide opportunities for more efficient use and vibrant public places.

The proposed connector roads and cycling and shared trails within the precinct will provide excellent access to these community hubs.

- *How the provisions give effect to the intended outcomes of the precinct structure plan*

The planning scheme ordinance forming part of the planning scheme amendment documentation have been drafted in response to the PSP. The requirements and guidelines of the PSP will be implemented, predominantly via the UGZ3, at the subdivision stage through application requirements and planning permit conditions.

As is intended by the PSP process, the UGZ3 will facilitate a streamlined planning permit application approval process to provide certainty and clarity.

The applied zones identified in the UGZ3 respond to the future urban structure and intent of the PSP and, in addition to the parent zone, provide further site-specific guidance on uses and development that are encouraged, discouraged and prohibited.

- *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

The UGZ3 has been drafted to respond to the Victorian Planning Provisions, building upon and tailoring these as necessary to implement the intent of the PSP. This way the translation of the UGZ3 to standard planning provisions can occur in a timely and efficient manner once development guided by the PSP is largely complete.

In addition to the UGZ schedule, other standard provisions will be used to implement the PSP. These include the application of the IPO to manage areas within the Rural Conservation Zone,.

- *Direction No. 11 Strategic assessment of amendments*

This explanatory report addresses the requirements of this direction.

Sections 46GJ and 46GZI – Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans and Ministerial Reporting Requirements for Infrastructure Contributions Plans

The purpose of these directions are to direct planning authorities in relation to the preparation and content of infrastructure contributions plans.

An ICP for the Beveridge North West precinct will be implemented at a later stage and in accordance with these Ministerial Directions. A table detailing the necessary infrastructure items to serve the precinct is included in the PSP. The ICP will set a standard rate paid per developable hectare, and the Standard ICP Levy is anticipated.

Ministerial Direction 19 - ministerial direction on the preparation and content of amendments that may significantly impact the environment, amenity and human health

The proposed schedule to the Urban Growth Zone identifies three locations as medium level risk for potential land contamination in accordance with the background report prepared by Jacobs (titled, *Beveridge North West Precinct Structure Plan Area, Site Suitability Assessment, July 2014*). The proposed schedule requires a phase 2 assessment to be undertaken at these sites as part of the application. The proposed schedule subsequently requires conditions to be included if, as part of the phase 2 assessment, an audit is required.

The EPA provided a response on 22 July 2018, in relation to Ministerial Direction 19, to the proposed amendment in relation to Ministerial Direction 19. The EPA are broadly supportive of the drafting of the ordinance and support the VPA proceeding with the amendment.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

- Clauses 11.01 Victoria, 11.02 Managing Growth, 11.03 Planning for Places – The PSP plans for orderly and coordinated urban growth by providing residential land with access to existing and planned amenities, services and infrastructure and planning for four town centres within the network of existing and planned centres in the region.
- Clause 12.01 Biodiversity – Offsets for vegetation removal and habitat areas for nationally and state significant species will be provided in accordance with the Biodiversity Conservation Strategy.
- Clause 16.01 Residential Development – The PSP plans for residential land of varying densities, with access to services, employment opportunities, community infrastructure and open spaces.
- Clause 17.01 Employment, Clause 17.02 Commercial – The PSP plans for an employment precinct and a local town centre which collectively contribute significantly to the local services available to future and existing residents.
- Clause 18.01 Integrated Transport, Clause 18.02 Movement networks – The PSP plans for a transport network that is well-integrated with the existing surrounding network. This includes the two north-south arterial roads with a planned Principal Public Transport Network, and an interconnecting network of connector roads, shared paths and bicycle and pedestrian paths.
- Clause 19.03 Development Infrastructure - The PSP identifies the list of infrastructure items required to support development of the PSP area. The future Beveridge North West ICP will guide what infrastructure will be delivered by development proponents.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment is consistent with and has been prepared in accordance with the Local Planning Policy Framework.

Municipal Strategic Statement:

Clause 21.01-3 – Strategic vision. The PSP plans for urban development of the PSP area, consistent with the identification vision of Mitchel 2020 which “embarked upon a journey of significant growth” and will be “recognised for achieving sustainable outcomes and prosperity for its distinctive communities”.

Clause 21.11 – The PSP achieves the objectives of the policy in relation to the Beveridge area and plans for the orderly development of residential land with associated activity centres and identifies infrastructure and open space requirements consistent with this policy.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victorian Planning Provisions. The UGZ is the most appropriate planning tool to guide future use and development intended by the PSP.

How does the Amendment address the views of any relevant agency?

The Amendment and the Beveridge North West Precinct Structure Plan have been prepared in consultation with affected agencies. Amongst others, key relevant agencies include Mitchell Shire Council, Transport for Victoria, Public Transport Victoria, VicRoads, Melbourne Water, Department of Education and Training, Department of Jobs, Precincts and Regions, Parks Victoria, Yarra Valley Water, Country Fire Authority, Environmental Protection Agency and Department of Health and Human Services.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is likely to have a significant impact on the transport system at a local level. It plans for a new local road network that includes upgrades to the regional road network. It will also contribute to the development of the bus network in the area.

The proposed additions and changes to the existing transport system in and surrounding the PSP area will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the PSP area thereby encouraging development and services investment.
- Enabling efficient access to existing and planned employment and services, the potential future rail station and planned extensions to bus services.
- Ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes.
- Providing locally based sports and recreational facilities, reducing the need for travel.
- Designing the function and scale of roads to match the expected travel demand.
- Planning for the integrated construction of bus stop facilities to minimise construction costs and facilitate their appropriate location.
- The Coordinating relevant government bodies to approve and/or deliver transport infrastructure and services

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is expected to have minimal impact on the resources and administrative costs of the responsible authority. The incorporated PSP will facilitate the orderly and proper planning of the area and appropriately allows for a reduction of notice provisions for future planning permit applications.

An ICP to be implemented in the future and in accordance with the recently released Ministerial Direction for ICP's will enable the collection of developer funds to pay for necessary community and development infrastructure for the precinct.

As well, the UGZ3 has been drafted to facilitate the timely and efficient translation into conventional Victoria Planning Provisions zones once the land has been developed.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Victorian Planning Authority

Victorian Planning Authority

Level 25, 35 Collins Street
Melbourne, VIC 3000
www.vpa.vic.gov.au

Mitchell Shire Council

Mitchell Shire Civic Centre
113 High St
Broadford, VIC 3658
www.mitchellshire.vic.gov.au

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 7 October 2019.

A submission must be made:

online at <http://vpa.vic.gov.au/bnwfeedback/>

or;

via amendments@vpa.vic.gov.au

or;

Victorian Planning Authority

Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne, VIC 3000

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: To commence in the week of Monday, 16 December 2019.
- panel hearing: To commence in the week of Monday, 17 February 2020.