The Victorian Planning Authority (VPA) has prepared Amendment C106mith to the Mitchell Planning Scheme (Mitchell Shire Council). This amendment seeks to incorporate the Beveridge North West Precinct Structure Plan (the PSP), which sets out the vision for the area, into the planning scheme. Mitchell Amendment C106mith is now available for public exhibition.

WHO WE CONSULTED
The VPA has prepared the plan with the assistance of:
- Mitchell Shire Council
- government agencies
- service authorities
- key stakeholders.

WHAT IS A PRECINCT STRUCTURE PLAN?
A PSP proposes a long-term plan for urban development. It describes how the land is expected to be developed. Furthermore, it describes how and where services are planned to support the creation of a new community.

This PSP applies to approximately 1250 hectares of land. The area is bounded by:
- Hume Freeway to the east
- Camerons Lane to the south
- Old Sydney Road to the west
- Hadfield Road reservation to the north.

THE PLAN
The Beveridge North West Future Urban Structure plan shows the proposed:
- land uses
- infrastructure projects
- community facilities for the precinct.

The PSP will guide the future urban development in the Beveridge North West precinct.
Plan 3 - Future Urban Structure
Beveridge North West Precinct Structure Plan

Precinct boundary
Residential
Mixed use
Local town centre
Future government school
Potential non-government school
Local community facilities
Local indoor recreation
Credit open space
Wadeby estate
Urban open space
Late stage design areas
Freeway
Arterial route
Local street
Pedestrian bridge
Key points of interest

The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying on such information does so on the basis that the state of Victoria will bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

Copyright, Victorian Planning Authority, 2019.
VISION

The Beveridge North West PSP provides a clear framework for the delivery of a resilient community. This will be achieved through:

- planning for early delivery of facilities
- flexibility to enable planning for innovative neighbourhood design
- a sensitive response to the natural features of the precinct.

The precinct will be defined by:

- high-quality residential neighbourhoods
- accessible town centres and community facilities
- prominent volcanic cones and rolling hills.

A significant network of open spaces formed by waterways, hilltops and linear parks will connect the diverse residential neighbourhoods within the precinct.

Beveridge North West will be home to well serviced communities who will have access to a range of community facilities located next to the new local town centres.

The PSP shows key infrastructure projects for the precinct. These include:

- a connection to the Hume Freeway at Camerons Lane
- local arterial roads that will support public transport
- streets and trails that encourage walking and cycling to local destinations.

Future residents will have the choice of a range of different housing types, from conventional residential lots to well-designed high-density housing near town centres.

The natural landscape will be enhanced by:

- construction of wetlands
- construction of water retention facilities on the open plains
- setting aside land for parks on key hills and valleys
- replanting of trees along Kalkallo Creek and on the hilltops.

Infrastructure Funding

Land and infrastructure identified in the PSP, including arterial roads, parks, sports reserves and community facilities, will be funded by a future Infrastructure Contributions Plan (ICP).

A plan showing the location of funded local infrastructure items (i.e. future ICP items) can be viewed within the Beveridge North West PSP.

Implementing the plan – proposed changes to the Mitchell Planning Scheme

Mitchell Amendment C106mth proposes to make a number of changes to the Mitchell Planning Scheme to facilitate the use and development of new urban neighbourhoods in accordance with the Beveridge North West PSP.

Specifically, the amendment proposes the following changes to the Mitchell Planning Scheme:

- Rezones land in the PSP area to Urban Growth Zone 3 (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 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 Infrastructure Contributions Plan Overlay Schedule (ICPO), applying it to the land within the amendment area.
WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Amendment C106m to the Mitchell Planning Scheme, any documents that support the amendment, and the explanatory report about the amendment, may be inspected, at the office of the planning authority during office hours free of charge.

Electronic copies of the Beveridge North West PSP and accompanying documentation are available from:

- www.vpa.vic.gov.au
- www.mitchellshire.vic.gov.au

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

**VICTORIAN PLANNING AUTHORITY**
Level 25, 35 Collins Street
MELBOURNE VIC 3000

**MITCHELL SHIRE COUNCIL**
Level 1, 61 High Street
WALLAN VIC 3756

MAKING A SUBMISSION

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing (hard copy or electronic submission). The submitter must include their name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend any public hearing held to consider submissions.

Submissions must be made in writing:
- to the Victorian Planning Authority (VPA) and sent to the postal address above or via email to amendments@vpa.vic.gov.au

Please ensure that any submissions relating to the amendment are received by 7 October 2019. Late submissions may be considered.

INFORMATION SESSION

The VPA and Mitchell Shire Council will host two drop-in information sessions about the PSP on:

**Thursday, 19 September 2019**
between 4:00pm and 8:00pm
at the Greater Beveridge Community Centre, Corner of Lithgow Street and Mandalay Circuit, Beveridge 3753

**Wednesday, 25 September 2019**
between 4:00pm and 8:00pm
at the Greater Beveridge Community Centre Corner of Lithgow Street and Mandalay Circuit, Beveridge 3753

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

**Tony Marks**
Strategic Planning Manager
tony.marks@vpa.vic.gov.au

**Morris Edwards**
Senior Planner – Planning Services
morris.edwards@vpa.vic.gov.au

**Samindi Yapa**
Planner
samindi.yapa@vpa.vic.gov.au

**Victorian Planning Authority**
Phone: (03) 9651 9600

WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Victorian Planning Authority in accordance with Part 3 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 gazettal 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).

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

CONTACT US

**VICTORIAN PLANNING AUTHORITY**
Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@vpa.vic.gov.au | www.vpa.vic.gov.au

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

Your partner in planning great places for a growing Victoria

www.vpa.vic.gov.au