

PSP 1059. Beveridge North West Precinct Structure Plan

Part A Submission



July 2020

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1 INTRODUCTION

This Part A submission is made on behalf of the Victorian Planning Authority (VPA) in response to Order 23 of the Panel's directions dated 13 March 2020 in respect of Amendment C106mith to the Mitchell Planning Scheme.

The VPA is the Planning Authority for Amendment C106mith to the Mitchell Planning Scheme (the Amendment). Mitchell Shire Council (Council) is the responsible authority in respect of the Mitchell Planning Scheme (Planning Scheme).

The Amendment seeks to amend the Planning Scheme to facilitate urban development within the Urban Growth Boundary (UGB), by incorporation of the Beveridge North West Precinct Structure Plan (PSP). The Amendment seeks to incorporate the PSP into the Planning Scheme and make various ordinance and mapping changes to give effect to the PSP. A subsequent amendment will be required to introduce an Infrastructure Contributions Plan (ICP).

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

Formal exhibition of the Amendment commenced on 5th September 2019 and concluded on 7th October 2019. A total of 34 submissions (including 1 late submission which was referred to Planning Panels) were received in response to notification of the Amendment. The VPA has worked diligently with all stakeholders to resolve as many of the submissions as practicable. The issues raised in the unresolved submissions and the VPA's response in relation to the same are outlined in Section 6 – Summary of Unresolved Issues and detailed in **Appendix 1 – Submissions Response Table**.

As directed by the Panel, this Part A Submission includes:

- a) A summary of the strategic context, including:
 - i. relevant planning policies and controls
 - ii. other amendments that may be under preparation or recently approved that may impact on the Amendment
 - iii. other current permit applications that may impact on the Amendment/permit application
- b) A summary of the main issues raised in submissions
- c) Any changes VPA proposes to make to the Amendment in response to submissions
- d) The latest version of the planning scheme ordinances in track changes identifying agreement and non-agreement by parties as necessary
- e) A tabulated copy of the status of changes to the PSP, identifying agreement and non-agreement by parties as necessary (**Appendix 1 – Submissions Response Table** and **Appendix 2 - Track Changes Beveridge North West PSP**).
- f) Any other strategic material that VPA intends to rely upon in support of the Amendment that has not yet been provided, or that might assist the Panel in its consideration of the Amendment.

1.1 Whole of Government Position

The position presented by the VPA in this submission where possible represents a whole of government submission. The VPA received submissions from several State government agencies and departments, and the following submission represents the agreed position (unless otherwise stated within this submission) of the following:

- Department of Transport
- Department of Education and Training
- Melbourne Water
- Yarra Valley Water (in its capacity as utility provider)
- Department of Environment, Land Water and Planning – Melbourne Strategic Assessment
- Department of Environment, Land Water and Planning – Land Management

A submission was received from the Department of Jobs, Regions and Precincts supporting the proposed quarry (WA1473). The VPA does not agree with this submission as detailed further below.

1.2 Panel directions – preliminary issues raised

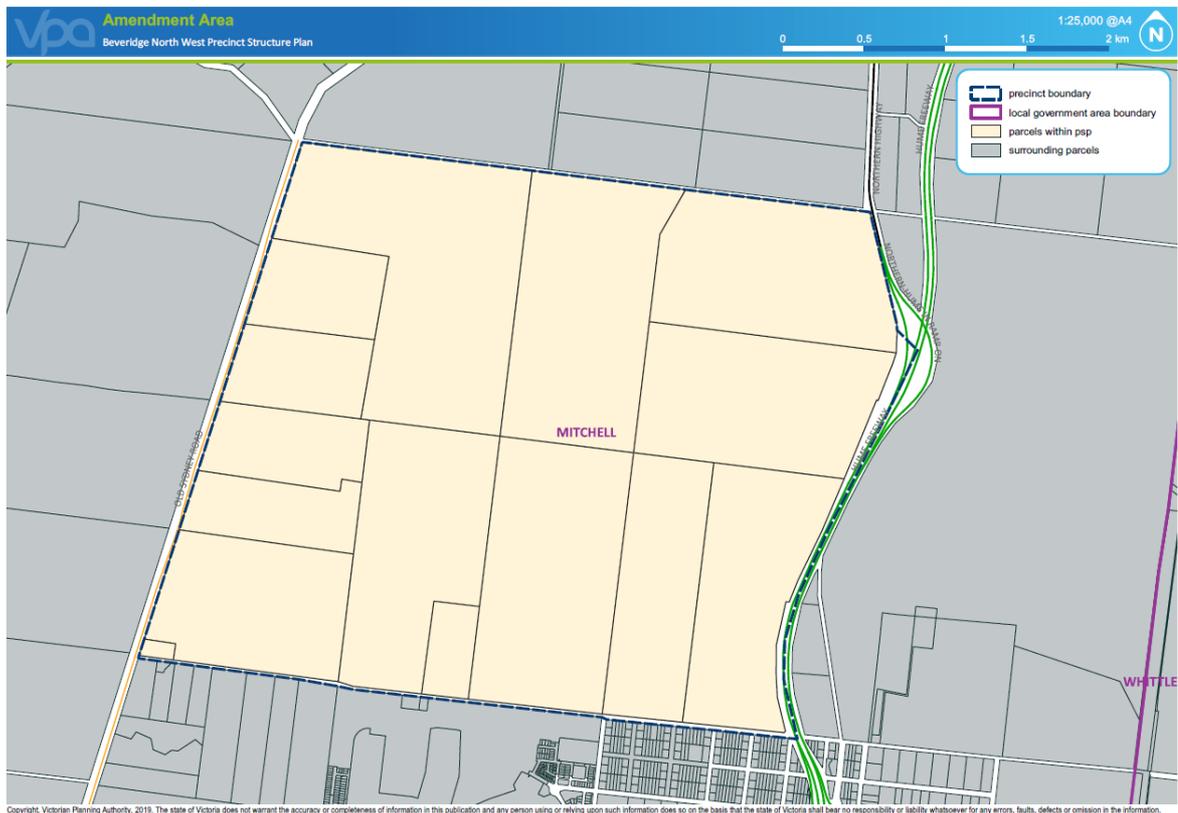
A Panel Directions Hearing was held on Friday the 6 March 2020. Items 17-22 of the Panel Directions outlined a number of matters for the VPA and other parties to consider. The statement required by the Panel Direction was filed on 2 July 2020. To reduce duplication, the VPA relies on the policy extracted in that statement.

2 BACKGROUND TO THE AMENDMENT

2.1 Land subject of the Amendment

The Amendment applies to the Beveridge North West Precinct (the Precinct), which is an area of approximately 1279 hectares within the south-west of Mitchell Shire Council.

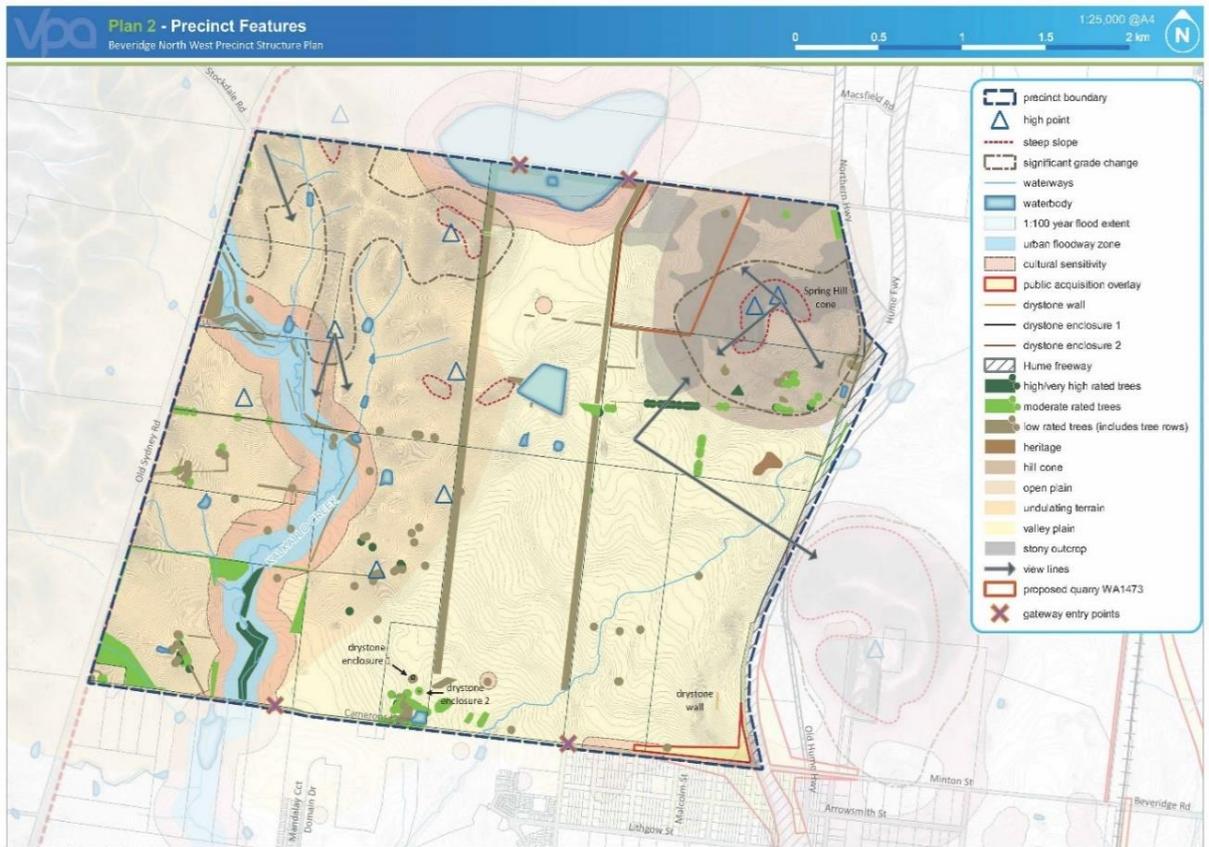
The amendment applies to land included in the Beveridge North West PSP as shown on Plan 1 below. The PSP area is located south of Wallan and north-west of Beveridge townships and covers approximately 1279 hectares of land. It is generally defined by the Hume Freeway to the east, Camerons Lane to the south, Old Sydney Road to the West and the western extension of the Hadfield Road reservation (an unmade road) to the north.



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

2.2 Key features

The precinct is defined by Kalkallo Creek in the western section of the PSP. In the eastern, northern and western borders of the PSP are areas of significant landscape value and slope. These areas are most prominent at Spring Hill Cone in the North East Corner of the PSP and through dispersed valleys and steep rises in the North West corner of the PSP. Both areas provide significant site lines across the PSP and broader regional area. These areas are currently protected through the Rural Conservation Zone. The PSP also features areas of indigenous cultural sensitivity, particularly along Kalkallo Creek and the historic swamp area in the north of the PSP. There are also parts of the PSP that feature dry stone walls that are not of significant heritage value.

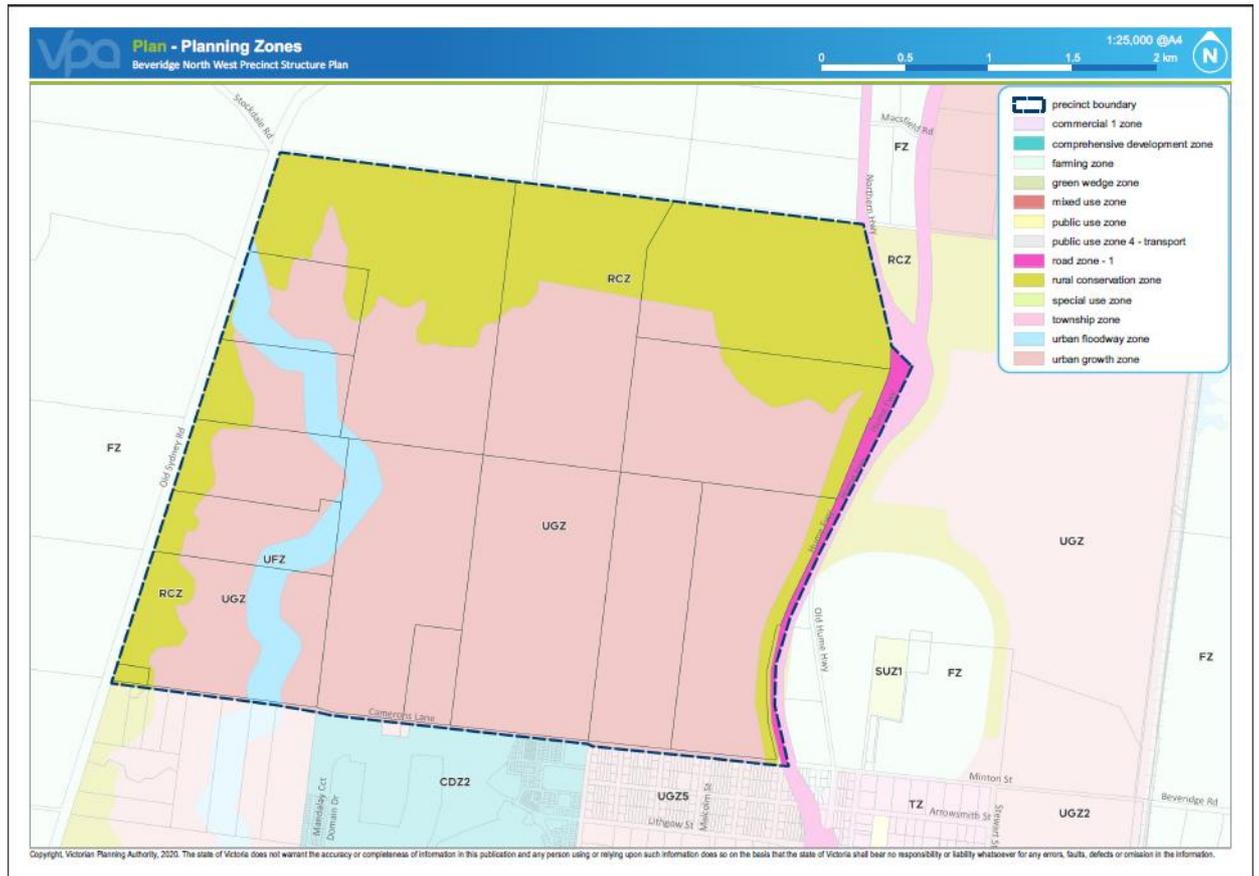


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Plan 2 - Precinct Features Plan

2.3 Amendment C106 to the Mitchell Planning Scheme

Amendment C106 to the Mitchell Planning Scheme proposes to make a number of changes to facilitate the development and use of land within the Beveridge North West PSP. The current zoning applicable to the Precinct is shown in Plan 3 below.



Plan 3 - Planning Zones Applicable to Beveridge North West

The amendment proposes to implement the Beveridge North West PSP by introducing a new Schedule 3 to the Urban Growth Zone to the Mitchell Planning 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 – Schedule 2.
- Inserts Schedule 2 to Clause 35.06 Rural Conservation Zone (RCZ2) into the Mitchell Planning Scheme.
- Inserts Schedule 3 to Clause 37.07 Urban Growth Zone (UGZ3) into the Mitchell Planning Scheme.
- Inserts Schedule 4 to Clause 43.03 Incorporated Plan Overlay (IPO4) into the Mitchell Planning Scheme.
- Inserts Clause 32.07 Residential Growth Zone into the Mitchell Planning Scheme.
- Deletes 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 amendment will amend Planning Scheme Maps 22, 34 and 24 in accordance with the above. The VPA has considered submissions and identified suggested changes to the amendment in response to submissions. These changes include revisions to certain zone/overlay boundaries. However, the

amended mapping has not been prepared to accompany the Part A report. Mapping will be amended post-Panel.

- The Instruction Sheet is also to be updated post panel in accordance with the above and any subsequent changes.
- The Beveridge North West 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. The PSP includes Table 4.1¹ Precinct Infrastructure Plan which will provide strategic justification for contributions items in that future amendment.

2.3.1 Key Changes to Planning Scheme Ordinance Post Exhibition

Having considered submissions, the VPA recommends a number of key changes to the planning scheme ordinance. The justification for the changes is predominantly located in **Section 6** however a high-level summary is provided below.

Residential Growth Zone

Clause 32.07 - Residential Growth Zone (RGZ) currently does not form part of the Mitchell Planning Scheme. It is proposed to apply the RGZ within the walkable catchments. The introduction of Clause 32.07 was omitted in error. All parties were aware of the proposal to apply the RGZ through pre-hearing correspondence from VPA officers, and the intention to introduce the RGZ as an applied zone was articulated in the exhibited UGZ3. Accordingly, Clause 32.07 - Residential Growth Zone has been added to the list of changes to the Mitchell Planning Scheme.

Rural Conservation Zone - Schedule 2

The exhibited PSP did not propose to introduce a new RCZ schedule. The exhibited amendment proposed to amend the boundary of the existing RCZ.

Following submissions that the hilltops should be recognised, it is proposed to apply a new Schedule 2 to the Rural Conservation Zone within the PSP that recognise the significant landscape value of these hilltop areas.

Erosion Management Overlay

The Erosion Management Overlay (EMO) currently encumbers a portion of the Amendment area to the west. This Overlay was proposed to be removed in the exhibited Amendment. The VPA received a number of submissions in relation to sodic soils in the precinct. Consequently, the VPA sought the '*Sodic Soils Assessment, Beveridge North West Precinct Area*' report (Jacobs 6 July 2020). As a consequence of the finding of that report, regard to the findings of that report erosion management controls will be applied through the UGZ3. In accordance with recommendation of that report it is proposed to apply the EMO to Springhill Cone and the Hilltops. These areas are proposed to be zoned Rural Conservation – Schedule 2 and, therefore, do not take the benefit of bespoke controls introduced through the UGZ3.

Mapping Changes

A series of planning scheme mapping changes are required in response to submissions. These have not been prepared to accompany the Part A. However, the changes required to mapping are summarised below:

- Apply the RCZ2 to reflect proposed changes to the FUS.
- Amend the extent of UGZ3 to reflect proposed changes to the FUS.
- Amend the extent of the IPO4, in accordance with the above. The extent of the IPO4 is intended to match the extent of the RCZ2.

¹ Page 49 of the PSP.

- Apply the Erosion Management Overlay to the area within the RCZ2 noting that the erosion controls proposed within the UGZ Schedule 3 will not apply to this area.
- Reduce the extent of the Public Acquisition Overlay (PAO) within the PSP area set aside for the Cameron's Lane interchange. The area currently mapped for the PAO in the PSP is greater than the actual PAO area. The PSP will be amended to the extent required by Head Transport for Victoria (Department of Transport).

Proposed Changes to Urban Growth Zone – Schedule 2

The following changes are proposed to the exhibited version of the UGZ2 in response to submissions. The changes are discussed in detail at **Section 6**:

- Changes to the specific land use table:
 - Increase in the maximum leasable floor area at the Southern Town Centre.
 - Allow Office, Research centre, Research and development centre and Emergency services facility to be exempt from a permit, subject to conditions.
- Inclusion of permit trigger for earthworks where the land is identified as being subject to sodic / dispersive soils.
- Inclusion of or changes to application requirements for:
 - Landscape master plan (amended – landscape required for all applications, not limited to those adjacent to Kalkallo Creek)
 - Southern Town Centre Layout Plan (amended drafting to be prepared with Part B as discussions with stakeholders are ongoing)
 - Acoustic assessment report (amended)
 - Erosion / sodic soil management plan (amended – broadened from Kalkallo Creek to entire precinct)
 - Affordable housing assessment (new)
- Changes to permit conditions for:
 - Site management plan that addresses bushfire risk (amended)
 - Require a sodic soil management plan to be prepared (new)
 - Inclusion of or changes to decision guidelines for affordable housing

Proposed Changes to Particular Provisions and General Provisions

An exemption for the removal of native vegetation that was omitted from the Schedule to Clause 52.17 has been included.

An additional referral to Department of Transport has been included at the Schedule to Clause 66.04 for subdivision after certification under the *Subdivision Act 1988* of a plan of subdivision containing the 1,100th lot of land within the Lockerbie North, Beveridge Central and Beveridge North West PSP's. This is consistent with the Beveridge Central and Lockerbie North PSPs, and based on the VPA's understanding of current approvals will have the effect of requiring a referral to DoT. The underlying trigger for the referral the management of overall road function in the area pending the completion of the currently unfunded Camerons Lane Interchange.

2.4 Chronology of the Strategic Work Preceding this Amendment

The following provides a timeline of relevant strategic planning work preceding Amendment

- **2012:** Publication of Growth Corridor Plans
- **2014:** Addition of logical inclusion areas to Growth Corridor Plans
- **2018:** Confirmation of required land for Camerons Lane Interchange Public Acquisition Overlay

2.5 Chronology of this Amendment

The following provides a timeline for the preparation of the PSP and C106 amendment to the Mitchell Planning Scheme.

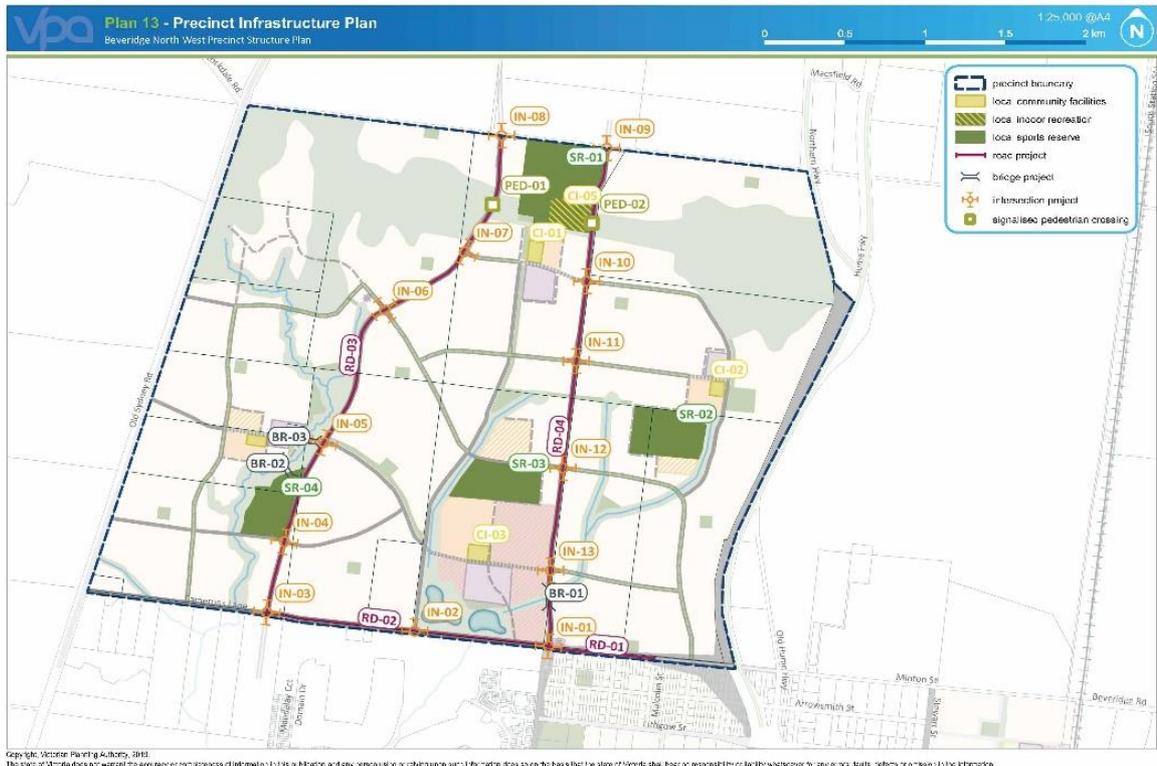
- **2013:** Project commencement
- **2013/2014:** Completion of standard PSP Background Reports including:

- Site suitability assessment
- Arboricultural assessment
- Utilities, servicing and infrastructure assessment
- Aboriginal heritage impact assessment
- Groundwater quality assessment
- Post-Contact heritage assessment
- Targeted cultural values inspection
- Scattered trees assessment
- Landscape and visual assessment
- **August 2017:** Agency Exhibition
- **November 2017:** Finalisation of Wallan Beveridge Extractive Resource Analysis by Coffey
- **September 2018:** Formal notification that the draft PSP would be exhibited without an extractive industry investigation area identified on future urban structure
- **2018/2019:** Completion and updating of further PSP Background Reports
 - Targeted Cultural Values inspection (revised)
 - Economic assessment
 - Transport modelling assessment
 - Infrastructure design and costings
 - Bushfire development plan
- **5th September 2019:** Public exhibition commencement date
- **7th October 2019:** Public submissions close date
- **October 2019 – July 2020:** PSP issue resolution workshops with Government Agencies and Public Submitters
- **6th March 2020:** Panel Directions Hearing held at Planning Panels Victoria
- **23rd June 2020:** Second Panel Directions Hearing held via videoconference
- **2020 Completion and updating of further PSP Background Reports:**
 - Sodic Soils Assessment
 - Transport modelling update (contained within the evidence of Mr Reece Humphries).
- **20 July – 14 August 2020:** Mitchell Planning Scheme C106 Panel Hearing held via Videoconference

2.6 Beveridge North West Infrastructure Contributions Plan

A working draft Beveridge North West ICP has been prepared for the Precinct to specify infrastructure considered to be *'Basic and Essential'* and whether a *'Need and Nexus'* can be found to support the provision of such infrastructure.

The current draft of the Beveridge North West ICP indicates that it will be a standard levy ICP. This is subject to change following this Panel Hearing.



Plan 4 - Precinct Infrastructure Plan

The Beveridge North West ICP will be introduced via a separate Planning Scheme Amendment and will introduce the associated schedule to the Infrastructure Contributions Overlay (ICO) applying to the land within the amendment area. The VPA intends that the PSP and ICP will be submitted for approval concurrently (provided the ICP remains a standard levy ICP).

2.7 Public exhibition and engagement

Agency, council and landowner consultation progressed throughout the preparation of the draft PSP, those at public and post exhibition periods. Specifically, this included:

- **December 2013:** Landowner Update
- **July 2014:** Landowner Bulletin
- **September 2014:** Landowner Newsletter
- **17 September 2014:** Stakeholder information session - Beveridge Township Community Centre
- **August 2017:** Agency Exhibition
- **September 2018:** Letters to landowners regarding determination to exhibit the PSP excluding the extractive industry investigation area
- **5th September – 7th October 2019:** Public Exhibition
 - **5th September 2019:** Notice of exhibition in Victorian Government Gazette
 - **19th September and 25th September 2019:** Community drop-in sessions at the Greater Beveridge Community Centre.
- **October 2019 – July 2020:** Issue resolution with government agencies and public submitters.

3 STRATEGIC CONTEXT AND ASSESSMENT

Growth area planning is guided by a hierarchy of plans including Plan Melbourne, Growth Corridor Plans (GCPs), and Commonwealth environmental approvals to provide a framework for growth area planning and development that achieves the objectives of the State Planning Policy Framework.

3.1 Plan Melbourne 2017 -2050 and Northern Growth Corridor Plan

The UGB designates the long-term limits of urban development and where non-urban values and land uses should prevail in Metropolitan Melbourne, as outlined by Plan Melbourne 2017-2050. The UGB first came into effect in 2002 in conjunction with the release of Melbourne 2030. The metropolitan strategy established a long-term plan for land within the UGB, including the intention to review the boundary at an appropriate time in the future.

On 6 August 2010, VC68 was gazetted which expanded the UGB, rezoning the land in the Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham Planning Schemes. VC68 implemented **Melbourne @ 5 million** which identified that an additional 600,000 dwellings, including over 284,000 dwellings in growth areas, were needed in Melbourne within a 20-year period.

Plan Melbourne 2017-2050 (see Figure 1) outlines a more ambitious target of 1.6 million new homes and 1.5 million new jobs over the next 35 years, setting a strategy for supporting jobs, housing and transport, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. This is furthered by policy 2.1.1 "Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city". Plan Melbourne reinforces the use of Precinct Structure Plans to guide the development of land within the UGB.



Figure 1 - Melbourne 2050 Plan

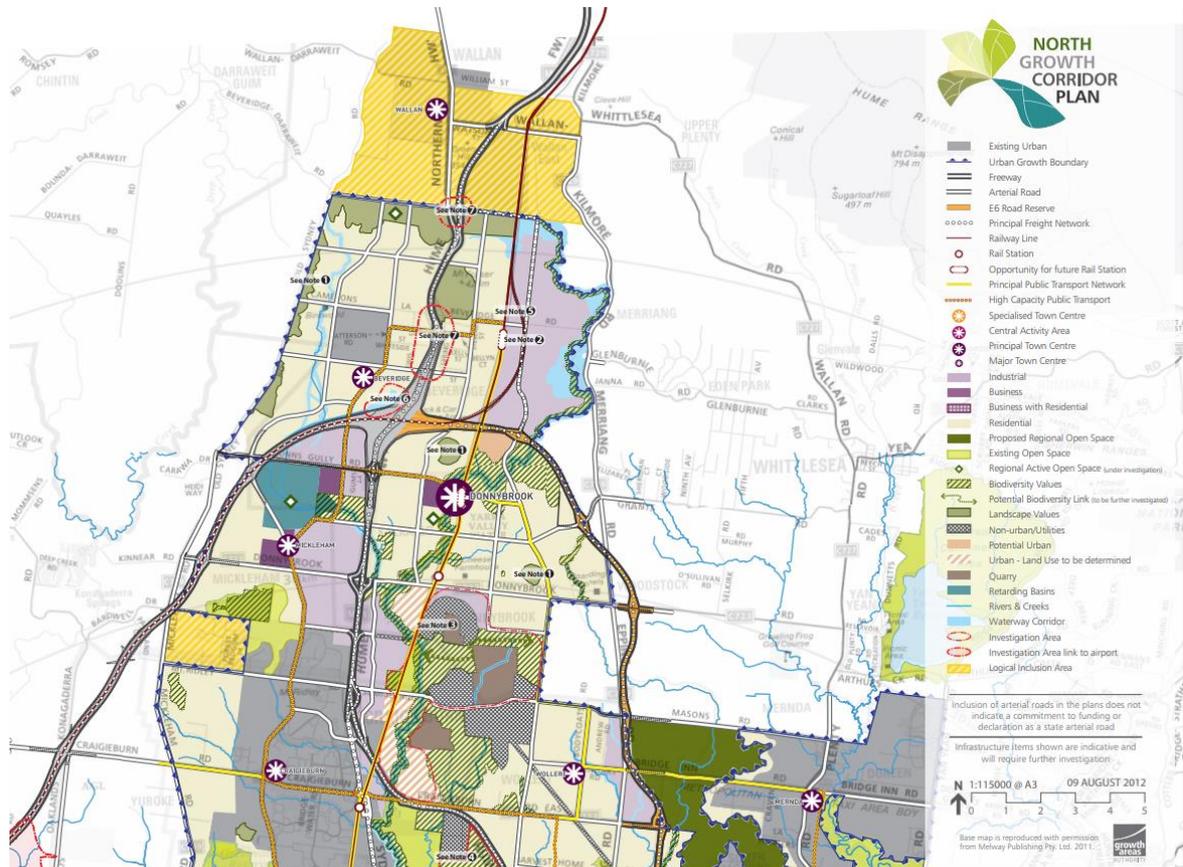


Figure 2 – North Growth Corridor Plan

The Growth Corridor Plans (GCP), produced by the VPA, were released by the Minister for Planning in June 2012. The GCP are high level integrated land use and transport plans that provide a strategy for the development of Melbourne’s growth corridor over the next 30 to 40 years.

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

The GCP identifies:

- The intended 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
- Opportunities for creating green corridors

It is policy under the Planning Scheme to implement the strategic directions of Growth Area Framework Plans. 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 and the GCP has guided structure planning within the Northern Growth Corridor.

The North Growth Corridor which includes the municipalities of Mitchell, Hume and Whittlesea is expected to accommodate a population of 260,000 people with a capacity to provide 83,000 jobs.

3.2 Precinct Structure Planning and the Urban Growth Zone

The former Minister for Planning released the Precinct Structure Planning Guidelines (7 October 2009). The guidelines 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 as set out in these guidelines 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; and
- Deliver accessible, integrated and adaptable community infrastructure

The UGZ applies to land that has been identified for future urban development within the UGB (see 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.

The UGZ includes two parts:

- Part A, which applies to land when no PSP applies; and
- Part B, which applies to land when a PSP applies

The UGZ includes zone provisions that seek to provide certainty about the nature of future development, streamline the approval process and ensure that any land use and/or development within a Precinct does not prejudice its future growth.

A schedule to the UGZ 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 applies a suite of Victorian Planning Provision zones to guide future uses and development of the Precinct. In addition, the UGZ specifies permit triggers, application requirements, referral and/or notification requirements, and permit conditions so that land use and development within the Precinct is generally in accordance with the PSP.

Schedule 3 to the UGZ is specific to the Beveridge North West Precinct as it includes certain permit triggers and requirements that respond to strategic assessment of the land as identified in the background reporting and planning for the precinct

The drafting of UGZ3 promotes consistency in the manner that planning authorities deal with land use issues and ensures that the zone implements the SPPF and LPPF. It has been structured in such a way that ultimate translation to conventional Victorian Planning Provision Zones can occur in a timely and efficient manner once the land has been developed.

3.3 State Planning Policy Framework

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

The explanatory report accompanying the exhibited Amendment outlines how the State planning policies, local planning policies and Ministerial Directions relevant to the Amendment were considered.

3.4 Ministerial Directions

The Amendment complies with the applicable Ministerial Directions as outlined 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 Ministerial Direction 11 – Strategic Assessment of Amendments, and Ministerial Direction 12 – Urban Growth Areas, as detailed below.

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 the relevant 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. The Amendment has considered the relevant social, environmental and economic effects, and the amendment will result in a net community benefit.

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 UGZ. Therefore, the Direction applies to the amendment.

The Direction requires 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*.

3.5 Extractive Industry Interest Areas (EIIA)

A portion of the Beveridge North West PSP is covered by an Extractive Industry Interest Area (EIIA). EIIs are applied to land that has been identified as likely to contain stone resources of sufficient quantity and quality to support commercial extractive industry operations and where limited environmental and social constraints apply.

According to Planning Practice Note 89, EIIs do not imply that a quarry can be established 'as-of-right' in these areas, nor do they preclude extractive industry from being established outside EIIA's.

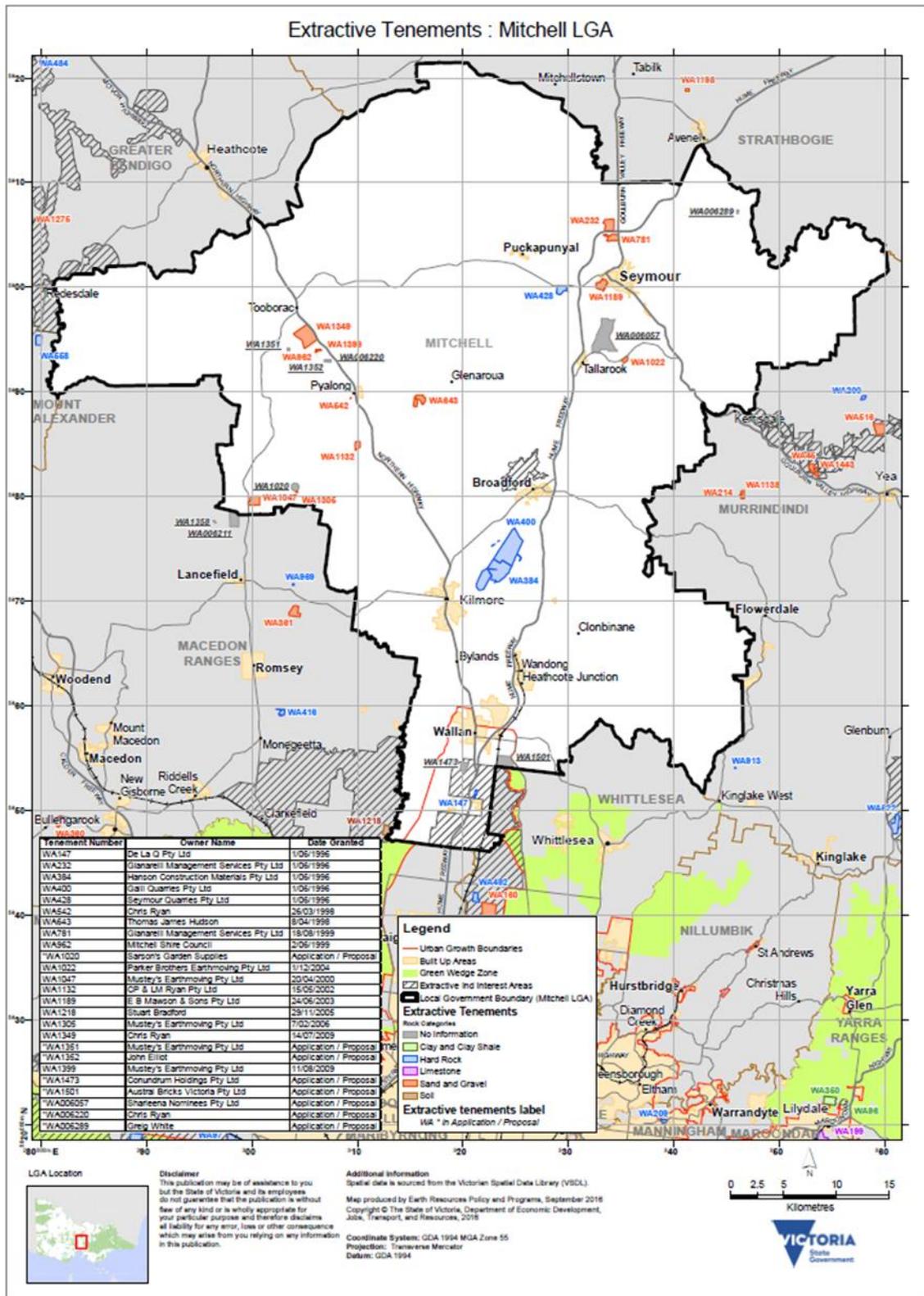


Figure 3 – Extractive Tenements Mitchell Local Government Area

4 LOCAL CONTEXT

4.1 Surrounding Precincts and Structure Plans

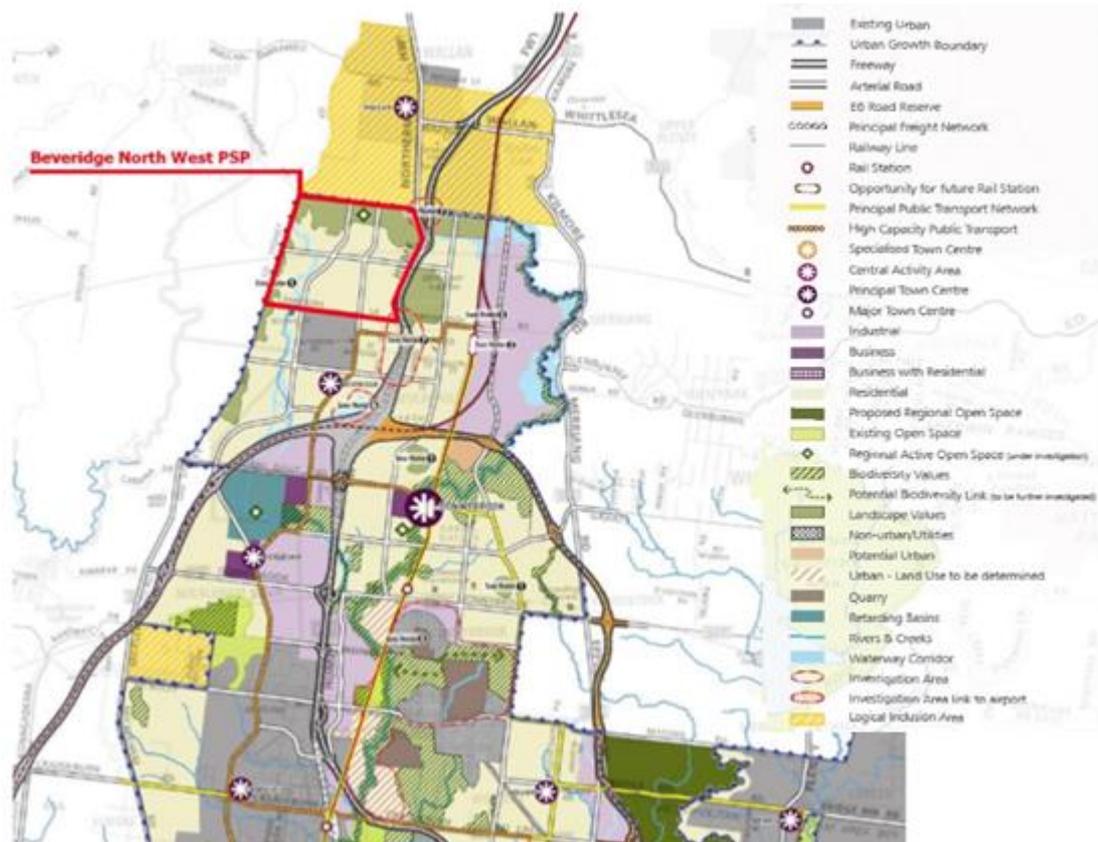


Figure 4 – Context of Beveridge North West in the North Growth Corridor Plan

The Beveridge North West PSP is bordered by gazetted precinct structure plans, future precinct structure plans as well as existing residential communities.

4.1.1 Wallan South PSP (north)

To the north of the Beveridge North West PSP is the Wallan South PSP (947ha). Planning for the precinct commenced in the beginning of 2019 and has undergone the initial stages of co-design under the VPA's new PSP 2.0 process. It is expected that Wallan South will be predominantly residential land uses with some employment land.

4.1.2 Beveridge North East PSP (east)

To the east of Beveridge North West is Beveridge North East PSP (646ha). Formal planning for this precinct has not yet commenced, however; under the NGCP, it is anticipated that this precinct will provide a residential focus.

4.1.3 Beveridge South West PSP (south)

To the south west of the precinct is Beveridge South West PSP (1266ha). Formal planning for this precinct has also not commenced. It is anticipated that this precinct will have a residential focus.

4.1.4 Beveridge Central PSP (south)

To the south east of the precinct is the gazetted Beveridge Central PSP (291ha. approx.). The Beveridge Central PSP was gazetted in January 2019 and has a residential focus. The final supplementary infrastructure contribution Plan for this precinct was exhibited in April 2020.

The PSP has a Net Developable Area of 227.07 hectares.

4.1.5 Mandalay Estate (south)

To the south of the Precinct is Mandalay residential estate (264ha). This estate was privately planned before the gazettal of the GCP. The estate is focused around a golf course. Elements of community amenity are provided within the estate, including a primary school, community facility, and retail opportunities.

5 BEVERIDGE NORTH WEST PRECINCT STRUCTURE PLAN

5.1 Role and function of the Plan

The Beveridge North West PSP is a long-term plan for future urban development of the site. It describes how the land is expected to be developed, and how and where services are planned to support development. The Plan provides a high-level structure to guide subsequent detailed planning and development and thus will be subject to further refinement through this process

The PSP provides a guide for the delivery of an urban environment that will be a logical extension of the existing established residential areas and neighbouring PSP's. The PSP, and Amendment to implement the Plan, enables the transition of 'urban identified' land to urban land, giving effect to necessary applied provisions to allow development to occur in accordance with the Plan.

The PSP outlines the projects required to ensure that future residents, visitors and workers within the Precinct are provided with essential services and timely access to key infrastructure necessary to support proposed land uses and the future community.

The PSP includes a Precinct Infrastructure Plan (PIP), which details what is to be included within the Infrastructure Contribution Plan and ensures Government agencies, Council, developers, local communities, and investors have certainty about future development requirements of the precinct.

The VPA will finalise an ICP, based on the ICP items that are detailed in the PIP. An exemption from public exhibition can be sought under Section 20(A) of the Planning and Environment Act 1987, as per the ICP guidelines, if the ICP does not trigger a supplementary levy.

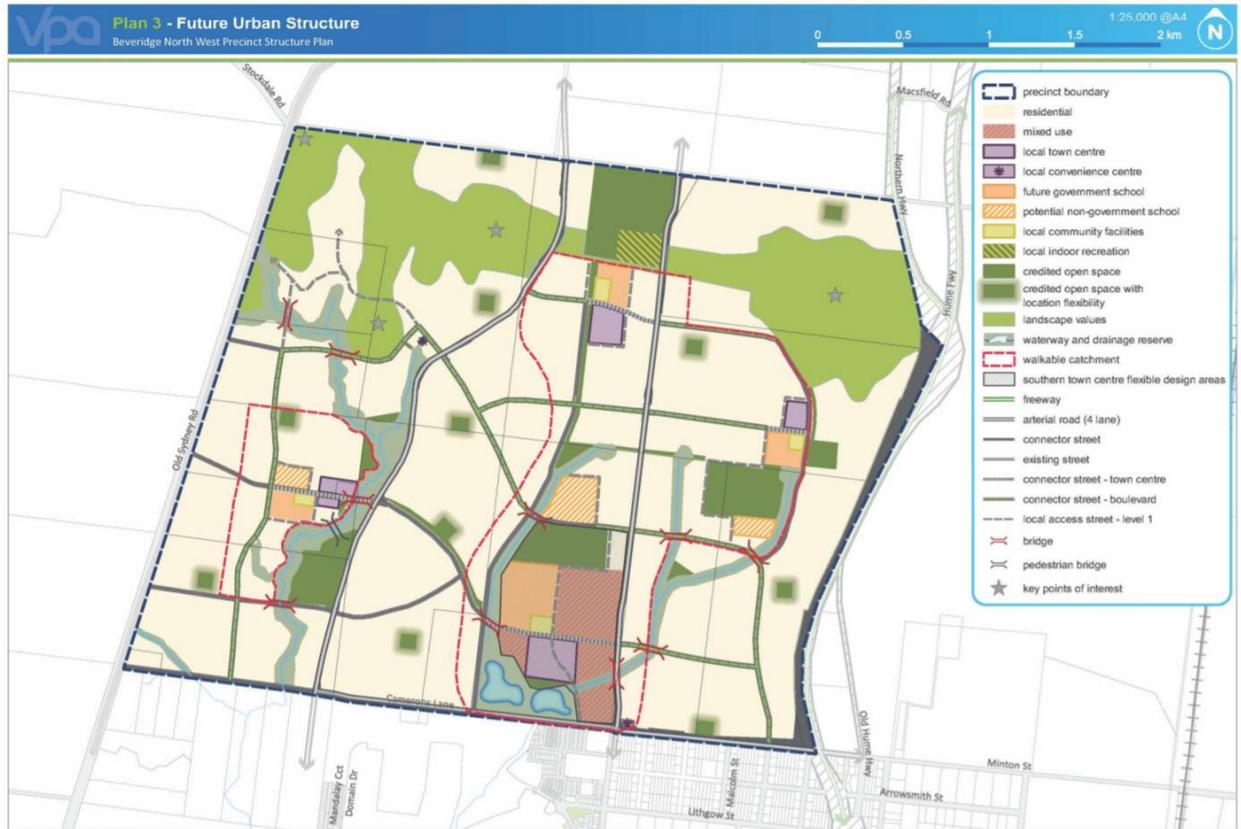
5.2 Objectives for the precinct

The development of the PSP area is guided by a set of key objectives:

- Implement the North Growth Corridor Plan.
- Create an attractive urban environment that features tree-lined streets and a diversity of open spaces with high-amenity landscaping.
- Provide urban design outcomes which recognise the history of the site, its relationship to horticulture and its relationship to neighbouring farmland to provide an appropriate transition from rural to urban landscapes.
- Promote a diversity of dwellings to meet the needs of the future resident population.
- Encourage the provision of local retail and community services, to meet the daily needs of residents within the precinct, without compromising the function and role of nearby activity centres.
- Establish generous public open space assets that are visually and physically linked via the local road network and associated pedestrian and cycling trails.
- Promote local self-sufficiency by encouraging private and public community facilities to establish in the precinct.
- Establish appropriate waterway setback widths to achieve a balance between water quality, biodiversity, recreation and visual amenity while maximising developable land.
- Create a road network that is permeable and facilitates efficient and direct pedestrian, cyclist and vehicle movement;
- Provide alternatives to the use of private vehicles through the creation of direct links to commercial areas, schools and community assets for pedestrians, cyclists and public transport users.
- Deliver an integrated and resilient water system that supports liveable and sustainable communities, protects the environmental health of urban waterways and delivers affordable, efficient and safe water services.
- Ensure that development staging is co-ordinated with the delivery of key local and State infrastructure.

Precinct structure plans must respond to all these objectives in an integrated way and be flexible enough to respond to the challenges of creating sustainable, long lasting and diverse communities.

The draft PSP more specifically reflects these overarching objectives to inform the future urban structure and development of the precinct in accordance with its Objectives, Requirements and Guidelines.



Plan 5 - Beveridge North West Future Urban Structure

5.3 Vision for the Beveridge North West Precinct Structure Plan

The Beveridge North West PSP provides a strong framework for the delivery of a resilient community, the delivery of facilities, flexibility in planning, sensitive responses to the landscape and an innovative approach to the delivery of services.

The precinct will be defined by its high-quality residential neighbourhoods – located between ridgelines, 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 area.

Beveridge North West will be home to resilient communities who will have early access to a range of facilities, including health care, education, recreation and community infrastructure. These will be located adjoining local town centres with the precinct anchored by a viable mixed-use town centre at the junction of the waterways and Camerons Lane.

The Precinct will take full advantage of planned infrastructure, including an efficient connection to the Hume Freeway via the future construction of Camerons Lane Interchange and will be supported by a series of local arterial roads that can accommodate high frequency public transport. High amenity streets and trails will encourage people to cycle and walk to key local destinations. The orientation of local road network will emphasise the visually important landscape features, particularly Spring Hill and the hill tops to the north. This will create a unique sense of place for future residents.

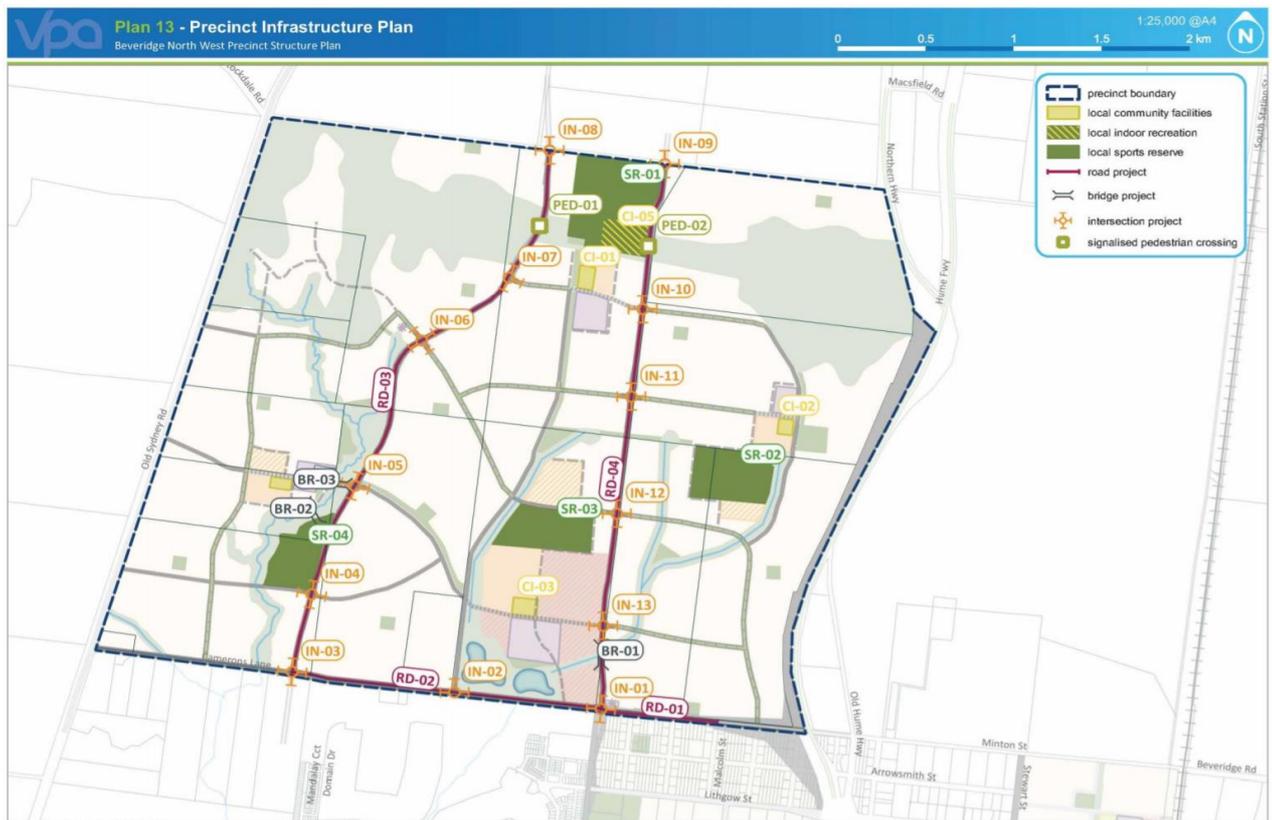
Future residents will enjoy genuine diversity of housing, which will range from conventional residential lots through to well-designed higher density housing near the town centres. The unique topography of the site offers the opportunity to provide bespoke housing, that responds to the landscape through design and orientation, on the hillsides.

The most valued parts of the landscape will be revived and enhanced through the rehabilitation and replanting of Kalkallo Creek and the hilltops, coupled with the construction of wetlands and water retention facilities on the open plains.

5.4 Beveridge North West Infrastructure Contributions Plan

The Beveridge North West ICP will be introduced via a separate Planning Scheme Amendment and will introduce the associated schedule to the ICO applying to the land within the amendment area.

The infrastructure identified in the PSP to form part of the future ICP is considered to be *'Basic and Essential'* and whether a *'Need and Nexus'* can be found to support the provision of such infrastructure.



Plan 6 – Precinct Infrastructure Plan

5.5 Public exhibition and engagement

Agency, council and landowner consultation progressed throughout the preparation of the draft PSP, those at public and post exhibition periods. Specifically, this included:

- **December 2013:** West Landowner Update
- **July 2014:** Landowner Bulletin
- **September 2014:** Landowner Newsletter
- **17 September 2014:** Stakeholder information session – the then Beveridge Township Community Centre
- **August 2017:** Agency Exhibition
- **September 2018:** Letters to landowners regarding determination to exhibit the PSP excluding the extractive industry investigation area
 - **5th September – 7th October 2019:** Public Exhibition
 - **5th September 2019:** Notice of exhibition in Victorian Government Gazette
 - **19th September and 25th September 2019:** Community drop in sessions at the Greater Beveridge Community Centre.
- **October 2019 – July 2020:** Issue resolution with government agencies and public submitters.

Following Public Exhibition, submissions were received from 34 submitters, including two late submissions which were referred to the Panel. One further late submission was not accepted and not referred to Panel. The list of submitters is attached in **Appendix 1: Submissions Response Table**.

5.5.1 Late submissions referred to Panel

Two late submissions described below were referred to the Panel.

One late submission (received 233 days after the closing date) was not referred to Planning Panels Victoria.

Conundrum Holdings Pty Ltd

This submission was received on 5th of March 2020, 1 day prior to the first PPV Directions hearing.

The submission acknowledged that their ongoing permit application for Extractive industry uses at Spring Hill Cone (Mitchell PLP268/19) was before the Council.

If the permit is not granted before the Amendment is resolved, it is submitted that the amendment include a change to enable an application for a planning permit to be considered on its merits and generally in accordance with the existing endorsed Works Authority for the proposed quarry (WA1473).

Specifically, the submission stated, "We submit that this can be facilitated by amending the Urban Growth Zone Schedule to include a further Specific Provision generally as follows: Specific Provision – Extractive Industry WA1473. Notwithstanding any other provision under the Planning Scheme - 'Extractive Industry' is a Section 2 - Permit required land use for the land subject of WA1473. This would still require the processing of a Planning Permit and would not remove due process."

VPA determined to refer this submission to Panel as it was in scope with key issues (the proposed quarry) that Panel needed to provide advice on.

Urban Design and Management Pty Ltd on behalf of Old Hume Pty Ltd.

This submission was received on 31st of March 2020. Old Hume Pty Ltd are the contracted purchaser of the 615 Hume Freeway (PSP Property #15). Urban Design and Management advised that the contract which was previously held by ASKK investment group (submitter #16) had now been terminated and that their client (Old Hume) was now the contracted purchaser of the property.

Urban Design Management advised that the submission relating to 615 Hume Freeway is summarised as:

- Relocation of the local park in the southern quadrant; and
- Consideration of the need for a local convenience centre within the parcel (although we also noted that the PSP allows for this in Guideline 26 subject to appropriate justification).
- Clarification of the option for a connector road crossing of the Hume Freeway as denoted on Plan 09 of the exhibited PSP, as there is no other reference in the PSP to this proposed road.

VPA determined to refer this submission to Panel as it was in scope with key issues that Panel needed to provide advice on.

5.6 Formal Response to Submissions

The VPA provided a written response to all submissions received in November 2019 and, where necessary, met with all submitters. A table outlining a summary of submissions and their status is included at **Appendix 1- Submissions Response Table**.

The VPA's formal response to all issues raised to date are outlined in this Part A submission and forms our position on the matters before the Panel.

Specific changes proposed to the Amendment documentation in response to submissions and/or required further refinement are included in Appendix 2 – Track Changes Beveridge North West PSP, Appendix 3 – Beveridge North West PSP “Clean Copy”, and Appendix 4 – Beveridge North West PSP Track Changes Ordinance.

6 SUMMARY OF THE MAIN ISSUES AND PROPOSED CHANGES TO THE AMENDMENT

6.1 Overview

Submissions were received from a total of 34 submitters, including 1 late submission (not accepted or referred). These submissions were received from a range of parties including:

- Landowners
- Community members
- Local service providers
- Local government
- State agencies
- Utility providers
- Quarry operator

The 34 submissions have been analysed and coded into 566 individual submission points. A full list of all submission points, including the VPA's response and the status of the submission point is provided in the Submission Responses Table in **Appendix 1: Submissions Response Table**.

The VPA will continue to work to resolve matters in the period leading up to the Panel Hearing. A revised submission summary table will be circulated with the Part B submission to reflect any progress made on individual submission points.

6.2 Summary of Matters Raised & Proposed Changes to PSP

The matters raised in submissions can generally be grouped into eight categories corresponding to the relevant section of the PSP, specifically:

- Vision, outcomes, and general matters
- Image, character, heritage and housing
- Town centres and employment
- Open space, community facilities and education
- Biodiversity and bushfire management
- Transport and movement
- Integrated water management and utilities
- Precinct infrastructure and staging

In addition to the above, a significant number of submission points have been received on two topics that do not fall within a particular section of the PSP but are significant enough to warrant their own specific consideration. These are:

- Works Authority WA1473 and the proposed quarry.
- Sodic/dispersive soils and the potential risk of erosion.

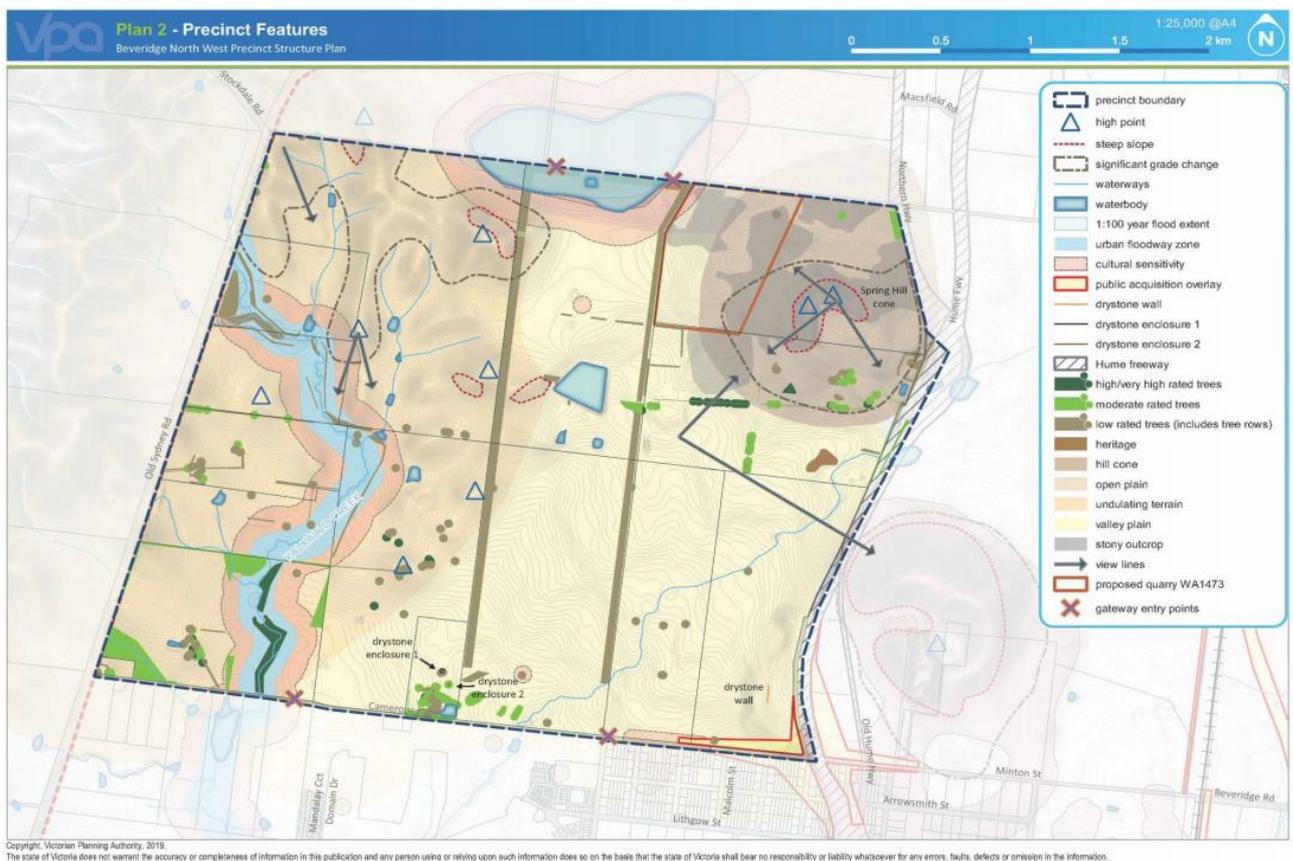
The following sections provide a summary of the main issues raised by submitters under each of the above themes, and any changes proposed to the PSP in response to submissions. Given the significance and contentious nature of the quarry and dispersive soils issues, these matters are addressed first. The remaining sections follow the order they are addressed in the exhibited version of the PSP.

The issues raised below will be further discussed in the Part B submission.

6.3 Spring Hill Quarry – WA1473

6.3.1 Summary of issues

The VPA exhibited the PSP without designating Works Authority WA1473 as a quarry. The Amendment does not support Stone extraction (a quarry) in the precinct and the future urban structure has not been prepared to facilitate consideration of an application for extractive industry after approval. However, given WA1473 relates to land within the PSP, it is acknowledged on the Precinct features Plan.



Plan 7 – Precinct Features Plan

The VPA received submissions that address a potential quarry from ten parties.

Of the submitters, seven oppose a potential quarry (one private submitter – non-PSP landowner, Family Care, The Kilmore & District Hospital, Mitchell Shire Council, Balcon Beveridge Project Management, Yarra Valley Water, The Gilbo Family) citing concerns over its:

- Appropriateness in a residential context.
- Impact on the general amenity of Beveridge North West.

Three submitters support the inclusion of a quarry (Walter Mott, Department of Jobs, Precincts & Resources, Conundrum Holdings).

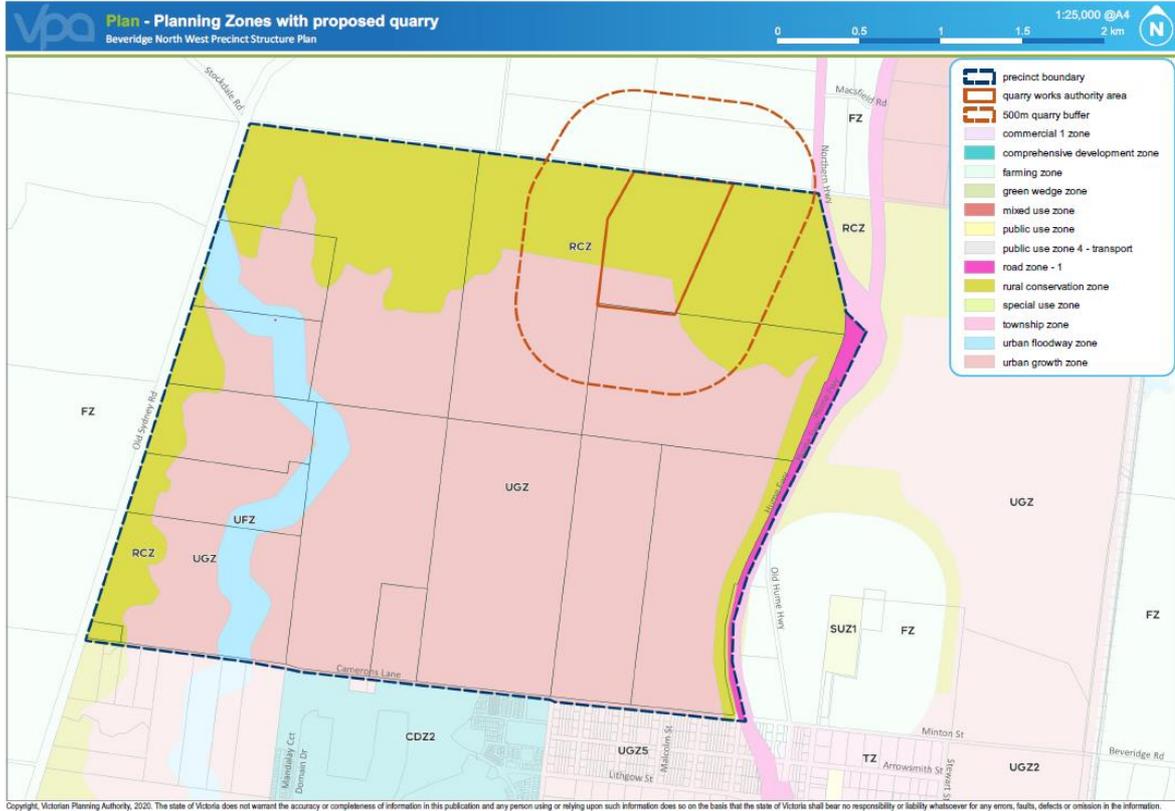
Key arguments for the inclusion of the proposed quarry include:

- The suitability of available planning provisions to facilitate the proposed quarry as an allowable land use in the PSP.
- Reference to the Coffey report (Wallan Beveridge Extractive Resource Analysis - Coffey - 15 November 2017) which describe a high quality of material found within the proposed quarry site.

The area identified for the proposed quarry (WA1473) is currently zoned:

- RCZ
- UGZ

The following image has been prepared by the VPA to illustrate the extent of WA1473 in relation to the current zones and a 500m quarry buffer.



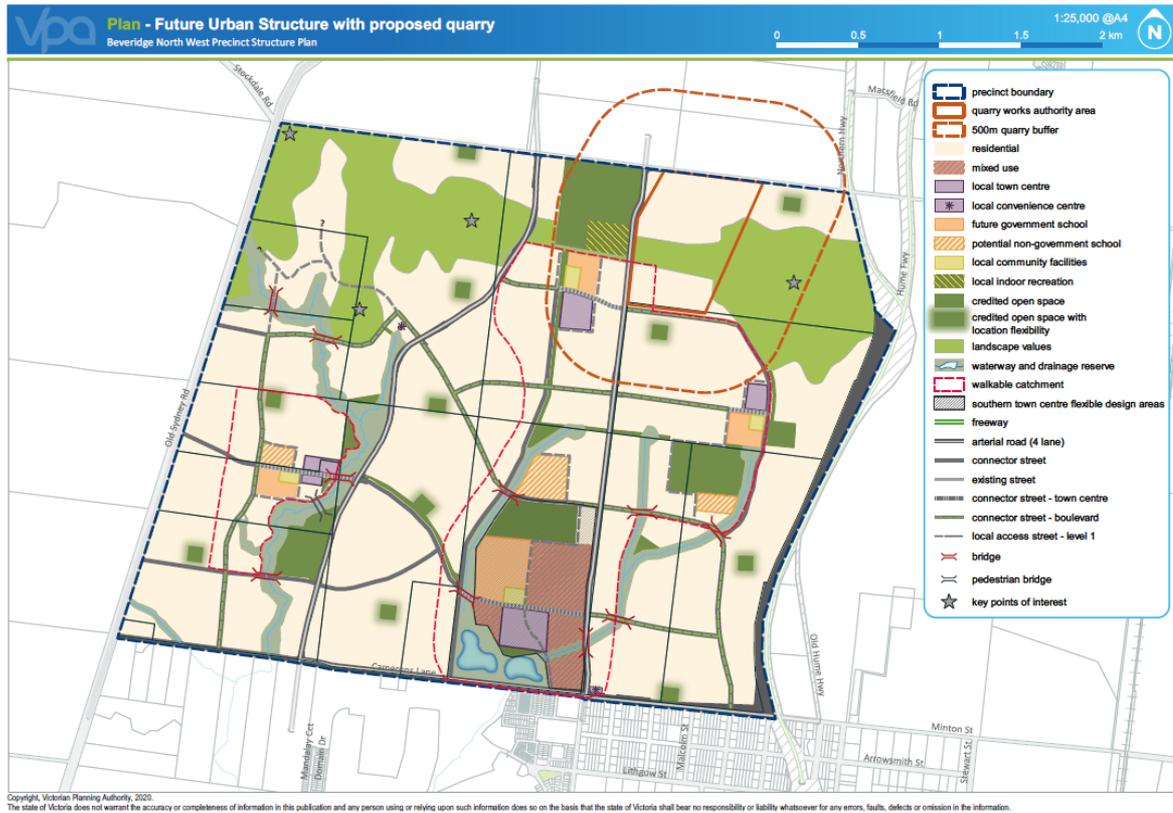
Plan 8 – Planning Zones with Proposed Quarry

The PSP indicates the following land uses for the area identified for the proposed quarry (WA1473) (refer to Plan 9):

- Residential
- Landscapes Values – retaining RCZ zoning

Outside of the works authority area but within the 500m buffer are the following key elements of the PSP:

- Eastern Arterial (adjacent)
- Large sports reserve (adjacent)
- Indoor recreation facility (adjacent)
- Future government school – Prep to year 6
- Local community facility
- Local town centre



Plan 9 – Future Urban Structure with Quarry

6.3.2 Discussion

The VPA does not support a proposed quarry in the PSP for the following reasons:

1. The quarry is only a contemplated land use. No approval for extractive industry has been granted and consequently it is not an operating or approved quarry, and the proposed quarry is not identified in the North Growth Corridor Plan. This omission from the corridor plan is not a result of lack of information as the quarry proposal was known about at the time the Corridor Plans were drafted as evidenced by it being referenced in the Logical Inclusions Panel Report (Logical Inclusions (AC) [2011] PPV 115 (11 November 2011)) and the [Growth Areas Logical Inclusion Review Process 2011 – Preliminary Assessment Report](#) (August 2011). The quarry therefore seeks to establish itself in the context of strategic planning that identifies the land for residential, rather than extractive, purposes. The extractive industry use is contrary to the strategic directions in the GCP.
2. Quarrying is not compatible with the predominantly residential land use intended for both Beveridge North West and Wallan South as indicated in the North Growth Corridor Plan and proposed in the Beveridge North West PSP. In particular:
 - a. The inclusion of the proposed quarry in the PSP will have a negative impact on surrounding sensitive land uses for a period in excess of 30 years (minimum expected quarrying period).
 - b. The land use conflicts created by the inclusion of a quarry in an area identified for predominantly residential development will require on-going management and mitigation.
 - c. Inclusion of the quarry would negatively impact the ability of the PSP to develop, with the northern development front significantly constrained by the proposed quarry and associated buffers. This would constrain the ability to develop from high in the catchment to lower in the catchment (north to south) as recommended by the Jacobs report into sodic soils. (see page 29, *Sodic Soils Assessment Beveridge North West Precinct Area*, 6 July 2020, Jacobs).
 - d. The delivery of a coherent road network in the north of the PSP would be significantly impacted by delaying the delivery of the eastern arterial. This would have detrimental impacts on the function and resilience of the wider road network.
 - e. The proposed quarry and associated buffers would impact the delivery of the following key community facilities necessary for the functioning of a 20-minute neighbourhood. Facilities that would be impacted by a 500-metre quarry buffer include:

- i. Large sports reserve
 - ii. Indoor recreation facility
 - iii. Future government school – Prep to year 6
 - iv. Local community facility
- f. The viability of the Eastern Town Centre (and northern town centre if this were to be relocated outside quarry buffers), school and community facilities will be impacted by the reduced residential population resulting from the quarry and associated buffers.
- g. The quarry would impact the landscape features proposed to be protected within the FUS.

The VPA considers that the exhibited PSP was appropriate to exclude the quarry but notes the contentious nature of this matter. The VPA requests the Panel recommend the Amendment be adopted without any amendments. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.4 Sodic and Dispersive Soils and the Potential Risk of Erosion

6.4.1 Overview

The relevant provisions relating to integrated water management and utilities within the PSP are Requirements 13-17, and Guidelines 57-59.

The intention of the provisions is to manage the construction of drainage infrastructure to avoid the potential risk of erosion associated with stormwater runoff. Sodic soils and dispersive soils were not specifically considered in the exhibited version of the PSP.

Eight submitters made a total of 64 submission points relating sodic soils. Unresolved matters relate to submissions on behalf of:

- Merri Creek Management Committee
- Scott Seymour
- The Environmental Protection Authority
- Mitchell Shire Council

The primary issues raised by the above submitters relate to the prevalence of sodic soils within the PSP area, and the risk of erosion associated with their dispersive nature.

6.4.2 Discussion

In response to submissions the VPA commissioned Jacobs to undertake an assessment of the extent and risk associated with sodic soils within the PSP area, and to provide advice regarding potential methods to avoid or mitigate potential risk of erosion. The technical work undertaken by Jacobs is appended to the witness statement of Dr Peter Sandercock.

The key findings of the Jacobs report are summarised below:

- Topsoils across the PSP area are typically non-sodic however sub-soils vary from moderate to high sodicity.
- Due to the variation in the depth of topsoil, there is a moderate to high risk of erosion across the PSP.
- Areas identified as being particularly susceptible to the risk of erosion are drainage depressions/seasonal wetlands, Kalkallo Creek and tributaries, and areas of steep slope.
- Activities that have the potential to expose sodic and dispersive soils include removal of topsoil, sub soil excavations (cut and fill), supply of services by trenches, and construction of roads and culverts.
- Changes to hydrology resulting in elevated velocity of water flow (e.g. such as concentration of flow in culverts, runoff from impervious surfaces) may also increase the risk of erosion.
- Erosion risks associated with sodic and dispersive soils can be managed by appropriate planning and construction management measures that can be assessed and prepared at the permit level via detailed plans to manage sodic and dispersive soils.
- Careful staging of works is important.

- Whilst it may be difficult to achieve, development should commence at the top of the catchment in the landscape then moving downstream progressively.

In addition to the above, the VPA also notes the following from the Jacobs assessment:

- There is potential for further investigation and amendments to the Kalkallo Creek Drainage Services Scheme that may reduce the potential risk or erosion in the future.
- The VPA also notes that the Jacobs assessment supports the exhibited requirements and guidelines provided in Section 3.61 of the exhibited PSP.

Having regard to the findings of the Jacobs assessment, the following changes to the Amendment are proposed in response to submissions:

- Amend the exhibited version of Requirement 14 (now Requirement 19) to include the protection of sub soil layers.
- Insert new Guidelines 60 and 61 regarding the management of subdivision, development, and stormwater to avoid or mitigate the potential risk of erosion.
- Amend the UGZ3 to:
 - include a permit trigger specific to earthworks where the land is identified as being subject to sodic or dispersive soils.
 - include an application requirement relating to the preparation of a sodic/dispersive soils management plan. The management plan will inform a subsequent site management plan required to be prepared as a condition on permit.
 - Include a mandatory permit condition requiring the preparation of a site management plan, to manage sodic/dispersive soils during subdivision and earthworks.
- Apply the Erosion Management Overlay of the extent of RCZ2, to manage earthworks where the UGZ3 will not apply.

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The Jacobs assessment notes that the risk of erosion can be mitigated to an acceptable level by implementing appropriate planning and construction management controls.
- The proposed amendments to Section 3.6.1 will provide the responsible authority with appropriate controls over development regarding the risk of erosion associated with sodic soils and provide a policy link to the application requirements detailed in the planning ordinance.
- The proposed amendments to the planning ordinance will require a detailed assessment and consideration of appropriate management methods through the planning application process. This is appropriate at this stage of development. The Jacobs report has conducted characterisation work across the PSP but further site-specific investigations and management proposals are appropriately managed at the permit application stage.
- The EMO will apply to the areas subject to the RCZ2.

The VPA notes the contentious nature of this matter and considers all submissions relating to sodic and dispersive soils to be unresolved. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

The VPA requests that the Panel consider the relevant points and recommend the Amendment is adopted subject to the revisions described above.

6.5 Vision, Outcomes and General Matters

6.5.1 Overview

The vision and objectives of the PSP are contained in Section 2, and include Plans 1 – Regional Context, and Plan 2 – Precinct Features. The intended purpose of the section is to provide a high-level summary of the intended development outcomes and provide the overarching framework for the policy direction of the PSP.

15 submitters made a total of 43 submission points relating to the vision, outcomes and general matters. The submitters were:

- Akron Group
- Insight Planning on behalf of Balcon Beveridge Project Management
- Galileo Property Group
- Merri Creek Management Committee
- Walter Mott
- The Crystal Group
- Yarra Valley Water
- Niche Planning Studio on behalf of the Gilbo family
- The Environmental Protection Authority
- Mitchell Shire Council
- The Department of Jobs, Precincts and Resources
- The Department of Environment, Land, Water and Planning
- The Department of Transport
- Resilient Melbourne
- Urban Design and Management on behalf of Old Hume Pty Ltd

Submitters generally seek relatively minor amendments to the vision and objectives or the respective context plans.

6.5.2 Discussion

At a general level, the following changes to the PSP are proposed in response to submissions:

- Delete Plan 1 – Regional Context and replace with a new Regional Context Plan in keeping with the Beveridge Central PSP.
- Amend the PSP vision to include reference to the Wallan Regional Park, and the Beveridge Interstate Freight Terminal.
- Amend Objective 6 to include reference to environmental sustainability.
- Amend Plan 2 – Precinct features so that the ‘gateway entry points’ reflect know future connections to the PSP

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2 – Track Changes Beveridge North West PSP.**)

The VPA considers that the proposed amendments are appropriate in this instance as:

- They are consistent with the policy direction of the PSP.
- They will more accurately represent the existing context and planned development in the local area.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.6 Image, character, heritage and housing

Eight submitters made a total of 64 submission points relating to image, character, heritage and housing. The submitters were:

- Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation
- Akron Group
- Insight Planning on behalf of Balcon Beveridge Project Management
- Resilient Melbourne
- The Crystal Group,
- Yarra Valley Water
- Niche Planning Studio on behalf of the Gilbo family
- Mitchell Shire Council

The primary issues raised by the above submitters relate to:

- Walkable catchments and density
- Affordable housing
- Sensitive interface areas
- Topography and slope

Full details of all the relevant submission points and VPA responses are provided the Submission Responses Table in **Appendix 1**. Further discussion of the main issues listed above is provided below.

6.6.1 Walkable catchments and density

Overview

The provisions relating to walkable catchments and density in the exhibited version of the PSP are:

- Plan 3 – Future Urban Structure (walkable catchment areas)
- Requirements 2 and 3
- Guideline 15
- Tables 3 and 4

The intended purpose of the exhibited provisions is to ensure the VPA will fulfil its Plan Melbourne Policy obligation to deliver an average population density of 20dw/ha across the PSP, and to encourage greater residential densities to be provided within walkable distance to local services and public transport.

21 submissions points were made relating to walkable catchments and density. Submitters generally seek either to delete or reduce the extent of the walkable catchment boundaries, amend the density requirements associated with catchments, or a combination of both. Two submitters support the exhibited version of the relevant provisions.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Amend the extent of the walkable catchments on Plan 3 to reflect a 400m/5min walkable 'ped shed' from future activity centres and the future Principal Public Transport Network (PPTN) (see Figure 5).
- Delete Requirement 2 and 3, and Tables 3 and 4, and replace with proposed Requirement 2 and Table 2.
- Revise the minimum density requirements (provided in the proposed Table 2).
- Consequential amendments to several guidelines.

Full details of the proposed amendments are included in Section 3.1 of the tracked changes to the PSP document (**Appendix 2 – Track Changes Beveridge North West PSP**).

The amendments to the exhibited extent of walkable catchment is illustrated in **Figure 5** below.

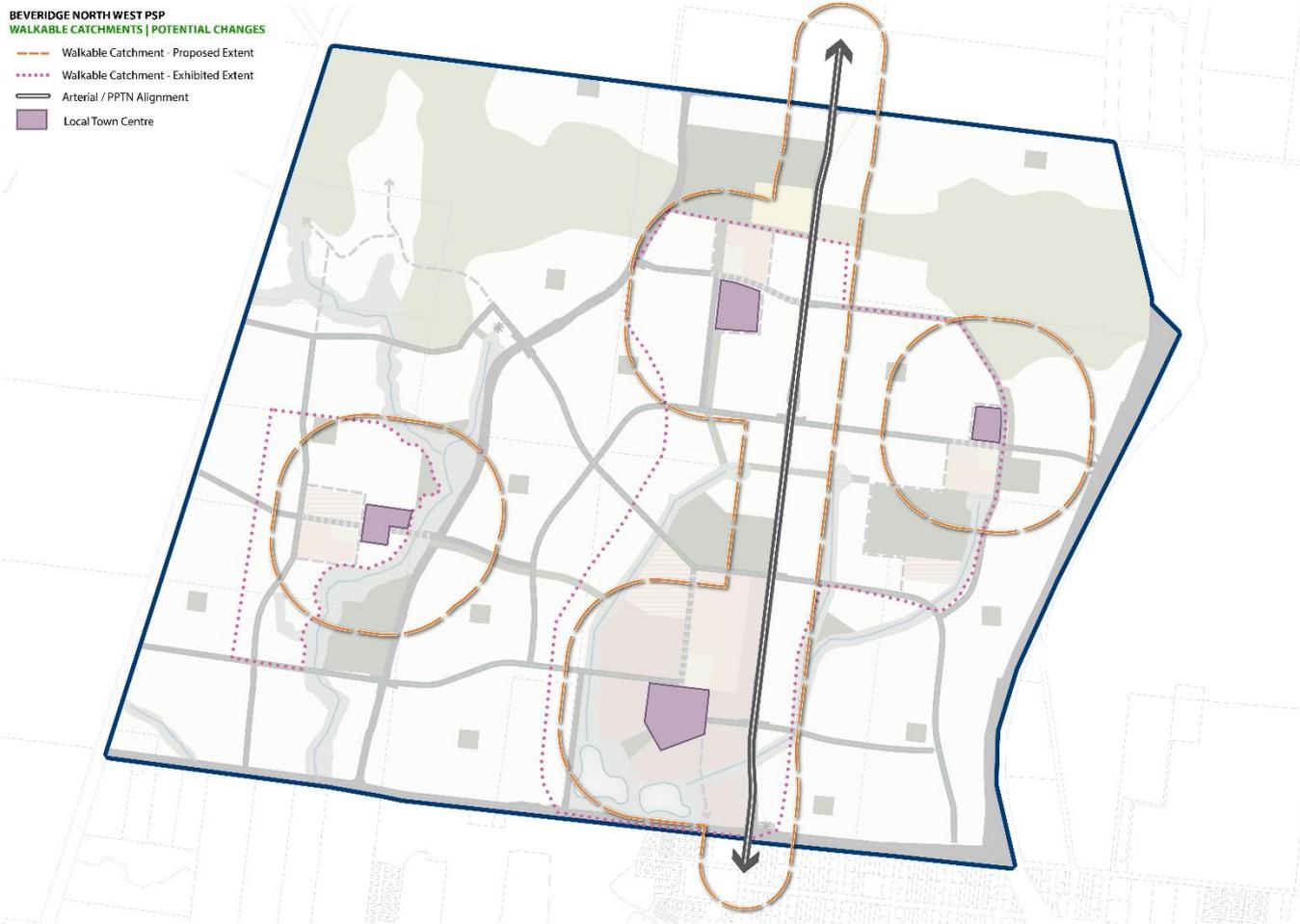


Figure 5 – Walkable Catchments – Proposed Changes

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The application of the Residential Growth Zone is commonly used in urban growth areas to facilitate more intensive forms of residential development. The zones omission from the exhibited version of the planning ordinance was an error.
- The walkable catchment areas will be used to inform the application of the Residential Growth Zone, which will facilitate higher residential densities and provide for a more flexible design response in proximity to activity centres and the PPTN.
- Proposed Requirement 2 and Table 2 provide clear qualitative guidance regarding the future planned character of the development areas, which provide an appropriate level of certainty for the council and local community.
- Requirement 2 and Table 2 also provide clear qualitative guidance regarding the delivery of more intensive forms of development, which provides developers with an appropriate level of flexibility to deliver a contextually appropriate design response.
- The proposed minimum residential densities will ensure an overall population density of 20dw/ha across the PSP, while encouraging a greater proportion of the planned population to be established within walkable distance to local services and public transport.
- The minimum density requirement of 25dw/ha within the 'walkable catchment area' is commensurate with the medium-density residential outcomes planned for in these locations.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.6.2 Affordable Housing

Overview

The provisions relating to affordable housing in the exhibited version of the PSP are Guidelines 16 and 17. The intended purpose of the exhibited provisions is to increase the accessibility of housing to people on very low, low and medium-level household incomes.

Nine submission points were made relating to affordable housing. Submitters generally seek to amend the specified 10 per cent target or clarify how the guidelines are to be practically implemented.

Discussion

The following changes to the Amendment are proposed in response to submissions:

- PSP
 - Delete Guideline 16 and replace with proposed Guideline 17.
 - Renumber Guideline 17 to Guideline 18.
- Ordinance
 - Amend the UGZ3 to include a new application requirement for an affordable housing assessment and decision guidelines relating to affordable housing.

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**) and the tracked changes to the planning ordinance document (**Appendix 4**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The 10 per cent target in the exhibited PSP is an arbitrary figure that is not linked to any previous study or background report and the use of the words ‘up to’ import the notion of a cap that does not assist the user to assess what level of provision less than 10% is appropriate.
- Proposed Guideline 17 provides a clear nexus between the quantum of affordable housing to be delivered and the anticipated needs of the community (i.e. demand). In doing so the proposed guideline provides a logical rationale that will remain flexible and responsive over time (noting the long life of the PSP document).
- The proposed application requirement and decision guidelines in the planning ordinance provide clear and logical guidance as to how proposed Guideline 17 is to be assessed and implemented.
- The proposed amendments to the PSP and ordinance are consistent with the relevant provisions relating to affordable housing in the Planning and Environment Act 1987.
- In the event that the Council finalise a study that characterises the need for affordable housing, the application requirement can respond to this document.

The VPA notes the contentious nature of this matter and considers all submissions relating to affordable housing to be unresolved. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

The VPA requests that the Panel consider the relevant points and make a specific recommendation on affordable housing.

6.6.3 Sensitive Interface Areas

Overview

The provisions relating to sensitive interface areas in the exhibited version of the PSP are:

- Plan 5 – Image Character and Housing
- Requirement 4
- Table 2

The intended purpose of the exhibited provisions is to facilitate a contextually appropriate design response for development that interfaces with the Urban Growth Boundary, the Rural Conservation Zone, and the Hume Freeway.

11 submission points were made relating to sensitive interface areas. Submitters generally seek to improve the legibility of the provisions or propose minor amendments.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Update Plan 5 to improve legibility
- Renumber Requirement 4 (now Requirement 3) and make consequential amendments
- Renumber Table 2 (now Table 3) and:
 - delete Column C – Steep Slopes.
 - delete last row relating to bushfire management.
 - make minor amendments to wording.

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The changes are consistent with the intended purpose of facilitating a contextually appropriate design response with the relevant interfaces.
- The changes will improve the overall legibility and usability of the provisions.
- The provisions in the exhibited version of Table 2 relating to steep slopes are addressed in Section 3.1.3 of the proposed version of the PSP.
- The provisions in the exhibited version of Table 2 relating to bushfire management are addressed in Section 3.4 of the proposed version of the PSP.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.6.4 Topography and Slope

Overview

The provisions relating to topography and slope in the exhibited version of the PSP are:

- Plan 5 – Image Character and Housing
- Plan 6 – Slope and Landform
- Requirement 5
- Guideline 21
- Figures 1, 2 and 3
- Table 5

The intended purpose of the exhibited provisions is to ensure a contextually appropriate design response for development on sloping sites.

Nine submission points were made relating to topography and slope. Submitters generally seek to improve the legibility of the provisions or propose minor amendments.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Update Plan 5 to improve legibility
- Amend Requirement 5
- Insert new proposed Requirement 6 relating to retaining structures

- Delete Figures 1, 2 and 3
- Delete Table 5 and incorporate this information into Plan 6
- Insert new proposed Table 4

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The changes will simplify and improve the legibility of the affected provisions.
- The changes will provide stronger guidance regarding the expected development outcomes for sloping sites.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.7 Town centres and employment

11 submitters made a total of 43 submission points relating to town centres and employment. The submitters were:

- Insight Planning on behalf of Balcon Beveridge Project Management
- Beveridge Williams on behalf of Abiwood
- Walter Mott
- The Crystal Group
- Conundrum Holdings
- Yarra Valley Water
- Niche Planning Studio on behalf of the Gilbo Family
- Ethos Urban on behalf of Mondus Property Australia
- Mitchell Shire Council
- Resilient Melbourne
- Urban Design and Management on behalf of Old Hume Pty Ltd

The primary issues raised by the above submitters relate to:

- Location and layout of activity centres.
- The Southern Town Centre Flexible Design Area.
- Local Town Centre and Local Convenience Centre Design principles.

Full details of all the relevant submission points and VPA responses are provided the Submission Responses Table in **Appendix 1**. Further discussion of the main issues listed above is provided below.

6.7.1 Location and Layout of Activity Centres

Overview

The provisions relating to the location of Local Town Centres and Local Convenience Centres in the exhibited version of the PSP are:

- Plan 3 – Future Urban Structure.
- The town centre concept plans in Figures 4, 5 and 6
- The Local Town Centre and Local Convenience Centre design principles in Appendix 4.4

The intended purpose of the exhibited provisions is to provide high level guidance regarding the location and hierarchy of the planned activity centres within the context of the future urban structure, and to provide design guidance to inform their future development.

22 submission points were made regarding to the location and layout of activity centres. Submitters generally seek changes relating to:

- Addition of an emergency services (fire) facility.
- Amendments to the location or layout of centres.
- Deletion or amendments to the town centre concept plans.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Addition of an emergency services (fire) facility to Plan 3 – FUS, in a location beside the Local convenience centre in Parcel 14.
- Delete the town centre concept plans in figures 4, 5 and 6.
- Delete Guideline 25.
- Addition of proposed Requirement 8.
- Amendments to the Local Town Centre and Local Convenience Centre design principles in Appendix 4.5 (previously Appendix 4.4).

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**)

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The VPA understands that the CFA has confirmed their interest in establishing an emergency services (fire) facility adjacent to the Local Convenience Centre in Parcel 14.
- The locations of all activity centres shown on Plan 3 are indicative only. Per proposed Guidelines 23 and 25, alternative locations may be considered subject to them being generally in accordance with the future urban structure of the PSP.
- Deleting the town centre concept plans will simplify and improve the legibility of the PSP.
- The layout of town centres is subject to detailed design that has not been resolved. Given the high-level nature of the concept plans, the VPA submits that the expected design outcomes are more appropriately expressed through requirements, guidelines or other performance criteria than the plans included at figures 4, 5 and 6.
- Proposed Requirement 8 and the proposed Local Town Centre and Local Convenience Centre design principles provide certainty around the standards for development while allowing an appropriate level of flexibility for a developer to apply the principles in a contextually responsive manner.

The VPA considers that the proposed changes have appropriately addressed most of the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters.

The VPA considers submissions regarding the location of the western Local Town Centre in parcels 7 and 8 to be unresolved. The VPA submits that the location of local town centres appropriately responds to catchment, topographical and accessibility constraints and are subject to the flexibility afforded by the concept of generally in accordance. The VPA therefore requests the Panel consider the relevant submission points and recommend the Amendment is adopted without changes in response to those submission points.

A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.7.2 The Southern Town Centre Flexible Design Area

Overview

The provisions relating to Southern Town Centre Flexible Design area in the exhibited version of the PSP and ordinance are:

- Plan 3 – Future Urban Structure – Southern Town Centre Flexible Design Area overlay
- Requirement 6
- Table 9
- UUGZ3, Section 3.0 Application Requirements.

The intended purpose of the exhibited provisions is to enable a flexible approach to the future layout and design of the Southern Town Centre.

Eight submission points were made relating to Southern Town Centre Flexible Design area. Submitters generally seek either to clarify how the provisions are to be implemented, make minor amendments, or to propose an alternative planning approach.

Discussion

The following changes to the Amendment are proposed in response to submissions:

- PSP
 - Amend the extent of the Flexible Design Area Overlay on Plan 3 to include all the land located south of the east-west connector street, between the eastern arterial (RD-04) and the drainage corridor (WI-01), including:
 - Retail core
 - Mixed-use area
 - Future-government secondary school and primary school
 - Community facility
 - Local park (LP-10)
 - Active open space
 - Addition of the Mixed-Use area provisions in proposed Table 2.
 - Amendments to and renumbering of Requirement 6, now proposed Requirement 7.
 - Addition of proposed Guideline 22.
 - Amendments to and renumbering of Table 9, now Table 6.
- Amend the UGZ3 to introduce additional as of right uses in the specific land use table at Section 2.3
- Amend the UGZ, Section 3.0 to re-write the application requirement for the Southern Town Centre Flexible Design area.

At the time of draft the VPA remains in constructive discussions with the landowner for the Southern Town Centre Flexible Design Area. Accordingly, details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**) and UGZ3 (**Appendix 4 and 5**), however it noted that this particular issue is evolving. It is necessary that the VPA express its current position so that relevant submitters can respond to the VPA's case. That said, the VPA is optimistic that the issues may be resolved and that in such resolution some of the specific changes noted below may further evolve or simply change.

The VPA considers that the amendments (however ultimately appropriately configured) are appropriate in this instance for the following reasons:

- The overall planning vision and intent has been agreed in principle by all the relevant submitters.
- The Department of Environment, Land, Water and Planning have reviewed the drafting proposed in the Part A and provide in principle support of the application requirement relating to the Southern Town Centre Layout Plan.
- The proposed approach to the Southern Town Centre aligns with the principles of 'generally in accordance' as it facilitates the distribution of uses as guided the PSP.
- The use of the applied zones ensures efficient and clear drafting.
- The proposed amendments to the extent of the Flexible Design area overlay will enable a holistic approach to the future layout and design of the Southern Town Centre. Incorporating all the constituent elements of the centre within the flexible design area will enable comprehensive consideration of how the various land uses should be integrated with each other, and with surrounding land.
- The description of the Mixed Use area (with modified provisions) in proposed Table 2 of the PSP provides clear qualitative guidance regarding the future planned character of this area.
- The amendments to proposed Requirement 7, and proposed Guideline 22 provide a link to proposed Table 6 and clearly define the hierarchy of performance criteria detailed the table (i.e. which criteria area requirements and which are guidelines).
- The amendments to proposed Table 6 improve the legibility of the performance criteria and provide greater guidance regarding how the requirements in the Table are to be delivered.
- The increase to the retail floor space area in proposed Table 6 is commensurate with the recommendations of the economic assessment background report provided by Ethos Urban.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.7.3 Local Town Centre and Local Convenience Centre Design Principles

Overview

The provisions relating to Local Town Centre and Local Convenience Centre design principles in the exhibited version of the PSP are Guideline 24 and Appendices 4.4. and 4.5.

The intended purpose of the exhibited provisions is to provide design guidance to inform the development of future activity centres.

Five submission points were made relating to the design principles, with submitters generally seeking to clarify or make minor amendments.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Addition of proposed Requirement 8.
- Amendments and renumber of the relevant Appendices now proposed Appendix 4.5 and 4.6.

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- Proposed Requirement 8 provides a clear link for the consideration of the design principles.
- The wording of proposed Requirement 8 provides an appropriate level of flexibility to be applied when considering the design principles.
- The proposed amendments to the wording of the principles will improve their overall legibility and usability.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.8 Open Space, Community Facilities and Education

15 submitters made a total of 108 submission points relating to town centres and employment. The submitters were:

- Akron Group
- Insight Planning on behalf of Balcon Beveridge Project Management
- Beveridge Williams on behalf of Abiwood
- Walter Mott
- The Crystal Group
- Catholic Education Melbourne
- Yarra Valley Water
- Niche Planning Studio on behalf of the Gilbo Family
- Mitchell Shire Council
- Department of Environment, Land, Water and Planning (Land Management)
- Victorian School Building Authority
- Department of Transport
- Country Fire Authority
- Friends of Merri Creek
- Urban Design and Management on behalf of Old Hume Pty Ltd

The primary issues raised by the above submitters relate to:

- Schools and community facilities.
- Local parks and open spaces.
- The Rural Conservation Zone.

Full details of all the relevant submission points and VPA responses are provided the Submission Responses Table in **Appendix 1**. Further discussion of the main issues listed above is provided below.

6.8.1 Schools and Community Facilities

Overview

The relevant provisions relating to schools in the exhibited version of the PSP are:

- Plan 7 – Open Space and Community Facilities
- Requirement 8 and 9
- Guidelines 35-41
- Figures 4, 5 and 6

The intended purpose of the exhibited provisions is to provide design guidance around the location and size of future schools.

25 submission points were made relating to schools, with submitters generally:

- Deletion or amendments to Figures 4, 5 and 6.
- Amendments to the location of school sites.
- Amendments to the size of Catholic Schools.
- Minor wording amendments.

Discussion

Following exhibition of the PSP in 2019, the VPA commissioned ASR Research to undertake a peer review of the proposed provision of schools and community infrastructure as part of the Wallan South PSP background reporting process. Although the full report is incomplete, initial findings relevant to Beveridge North West were that:

- An additional 0.8ha community facility is required within the PSP.
- The community facility in the southern town centre should be increased in size from 1.5ha to 2.0ha.

Having regard to the submissions, and the initial findings of a community infrastructure assessment (still underway), the following changes are proposed to the PSP:

- Increase size of the southern town centre community centre from 1.5ha to 2.0ha.
- Addition of a new 0.8ha community centre to be located adjacent to LP-05 on Plan 7.
- Increase size of non-government primary schools from 2.4ha and 2.5ha to 3.0ha.
- Consequential amendments to the PSP.
- Minor wording amendments.

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The proposed amendments to the community facilities are consistent with the initial findings of the ASR assessment, and commensurate with the anticipated future population of the PSP. These findings are an application of population which has been revised upwards based on evolving understanding of household sizes, dwelling yield within the PSP, with the product of these factors being an overall increase in the population base. The size of community facilities is intrinsically linked to population.
- The proposed number of schools is commensurate with the anticipated future population of the PSP.
- The final location of the proposed schools is subject to detailed design and can be refined through the planning application process, subject to being generally in accordance with the PSP.
- The final layout of town centres is subject to detailed design that has, appropriately, not been resolved at this time. Given the high-level nature of the concept plans, the VPA submits that the expected designs outcomes are more appropriately expressed through requirements, guidelines or other performance criteria.

- Catholic Education Melbourne have demonstrated there is an appropriate level of demand to justify the increase in school size.
- The proposed increase in size to non-government schools is commensurate with the size of their government school counterparts.
- The proposed amendments to the wording will improve their overall legibility and usability.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.8.2 Local Parks and Open Spaces

Overview

The relevant provisions relating to local parks and open spaces in the exhibited version of the PSP are:

- Plan 7 – Open Space and Community Facilities
- Table 10
- Requirement 7
- Guidelines 27-34
- Figures 7-11

The intended purpose of the exhibited provisions is to provide design guidance around the location and size of future schools.

29 submission points were made relating to local parks and open spaces, with submitters generally seeking:

- Deletion or amendments to Figures 7-11.
- Amendments to the location of local parks and open spaces.
- Amendments to the size of local parks and open spaces.
- Minor wording amendments.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Delete LP-21.
- Increase the size of LP-23 from 0.75ha to 1.2ha.
- Relocate LP-04 away from RD-01 to a location north of the proposed east-west connector street.
- Addition of a new 0.75ha local park on Parcel 14 to a location south of the proposed east-west connector street.
- Reduce size of LP-05 from 1.01ha to 0.75ha.
- Delete LP-25.
- Increase the size of LP-07 from 0.75ha to 1.0ha.
- Re-orientation of SR-01 from north-south to east-west.

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**).

The proposed amendments to locations and sizes of exhibited local parks is indicated in **Figure 6** below to help articulate the changes:

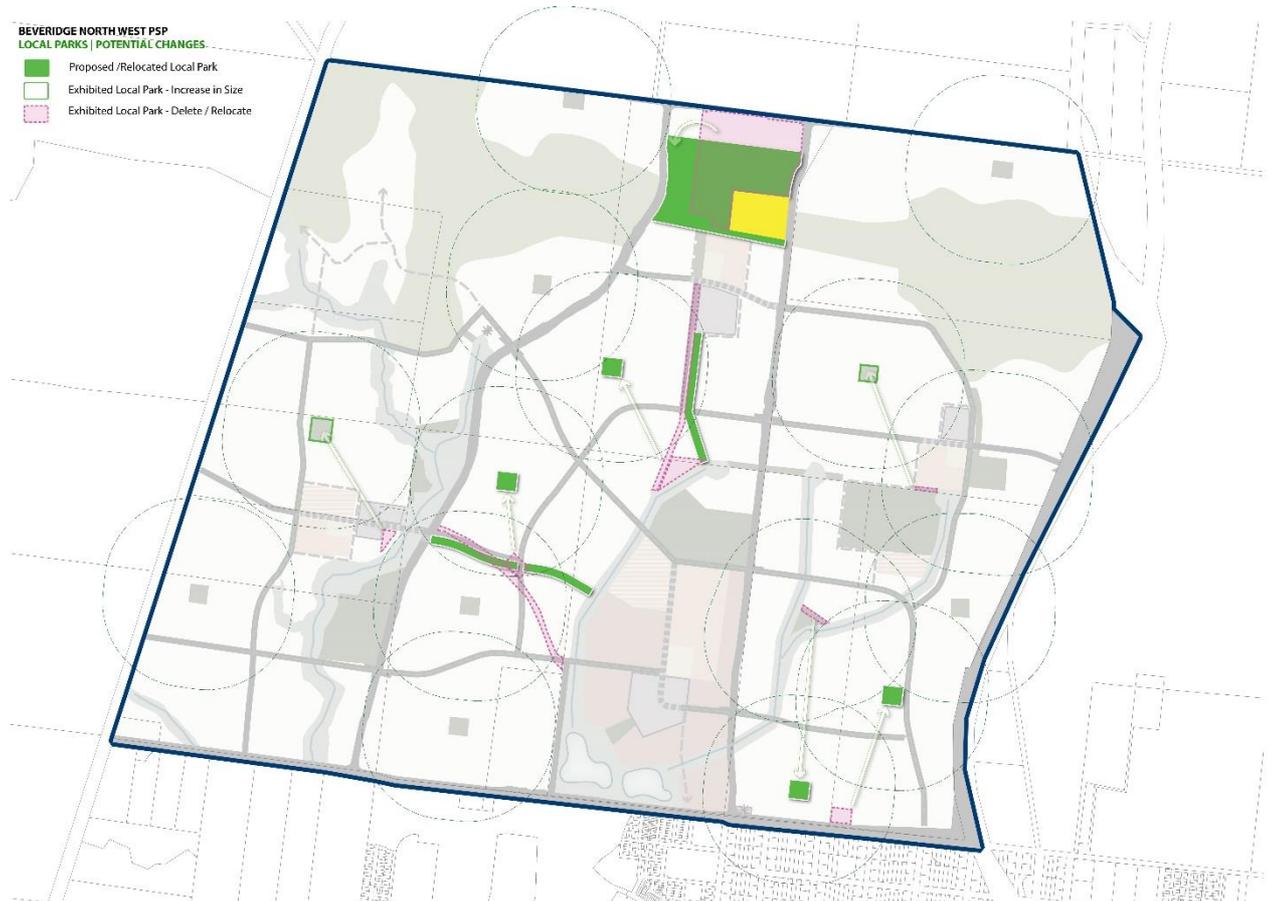


Figure 6 – Local Parks – Potential Changes

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The proposed amendments will rationalise the distribution of credited open space within the PSP.
- Guideline 26 (proposed Guideline 28) allows for alternative park locations to be considered through the planning application process.
- The final location of the proposed schools is subject to detailed design and can be refined through the planning application process, subject to being generally in accordance with the PSP.
- The proposed re-orientation of SR-01 will minimise the potential for land fragmentation and ensure that a physical open space link can be provided between the two arterial alignments, as well as providing an urban 'break' that links areas protected for landscape values to the east and west.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.8.3 The Rural Conservation Zone

Overview

The relevant provisions relating to the Rural Conservation Zone are Plan 7 – Open Space and Community Facilities (shown as 'landscape values' land), the Future Urban Structure and the zone and overlay maps for the Rural Conservation Zone and Incorporated Plan Overlay.

The Rural Conservation Zone applies to the land shown as 'landscape values' on the Future Urban Structure. The Incorporated Plan Overlay – Schedule 4, is applied to the Rural Conservation Zone to give effect to the PSP where the UGZ3 does not apply.

The intended purpose of the Rural Conservation Zone is to protect land identified as exhibiting landscape values worthy of retention.

19 submission points were made relating to the Rural Conservation Zone, with submitters generally seeking:

- Amendments to the extent of the landscape values and Rural Conservation Zone.
- Amendments to the land use tables for the Rural Conservation Zone.
- Rezoning of parts of the Rural Conservation Zone to credited open space.
- Additional guidance regarding the 'key points of interest' shown on Plan 3.

Discussion

In response to submissions, the VPA commissioned Frank Hanson to review the extent of the Rural Conservation Zone and provide an opinion on whether changes should be made. The work undertaken by Frank Hanson is summarised in the witness statement served 6 July 2020.

Having regard to the review undertaken by Frank Hanson, the following changes to the PSP are proposed in response to submissions:

- Amendments to the extent of the 'landscape values' on:
 - the southern side of Spring Hill Cone (Parcel 6).
 - the area to the west of the western arterial alignment (Parcel 1).
- Deletion of the RCZ within the area located between the two north-south arterial alignments (Parcel 4).

In addition, the following changes are proposed to the ordinance:

- Introduce RCZ2 to the Mitchell Planning Scheme to identify the significance of the hilltops in the Amendment area.
- Amendments to the extent of the RCZ2 in planning maps 22, 23 and 24.

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- In the context of a fixed UBG and accordingly a finite supply of urban land to accommodate future placemaking, there is an inherent balance to be struck between placemaking and land for urban development. The various submissions made, articulated differences in opinion on where this balance lies. The VPA has considered the submissions and the work it has commissioned in determining where it considers the balance rests.
- The proposed amendments will retain the intended purpose of the zone in terms of protecting the most significant landscape elements of Spring Hill Cone and the western hills.
- The deletion of the RCZ from the area between the two arterials is consistent with the low level of landscape values identified in this area. The VPA considers that any open space connection between the two roads would be more appropriately implemented through alternative mechanisms e.g. re-orientation of SR-01.
- The proposed amendments to the extent of the zone are consistent with the recommendations of the bushfire background report, prepared by Terramatrix, regarding providing a defensible edge.
- The range of land uses contemplated in the provisions of the RCZ are consistent with the protection of landscape values anticipated for this area in protecting areas with significant landscape value, while elsewhere allowing development subject to the design principles set out in the PSP.
- The provisions of the RCZ provide for opportunities for commercial activation (e.g. restaurants) subject to assessment through the planning application process.

The VPA notes the contentious nature of this matter and considers all submissions relating to rural conservation zone to be unresolved. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

The VPA requests that the Panel consider the relevant points and recommend the Amendment is adopted subject to the revisions outlined above.

6.9 Biodiversity and Bushfire Management

Seven submitters made a total of 28 submission points relating to biodiversity and bushfire. The submitters were:

- Insight Planning on behalf of Balcon Beveridge Project Management
- Yarra Valley Water
- Mitchell Shire Council
- Department of Environment, Land, Water and Planning (MSA)
- Resilient Melbourne
- The Country Fire Authority
- Friends of Merri Creek

The primary issues raised by the above submitters relate to:

- Biodiversity provisions.
- Bushfire provisions.
- The former Hanna Swamp (considered in a later section).

Full details of all the relevant submission points and VPA responses are provided in the Submission Responses Table in **Appendix 1**. Further discussion of the main issues listed above is provided below, aside from the former Hanna Swamp area, which is considered under Integrated Water Management and Utilities.

6.9.1 Biodiversity Provisions

Overview

The provisions relating to biodiversity in the exhibited version of the PSP are Plan 8 – Biodiversity, and Guidelines 42, 43 and 44.

The intended purpose of the exhibited provisions is to guide the management of trees and vegetation within the PSP area.

11 submission points were made relating to biodiversity provisions. Submitters generally seek to:

- Align the provisions with the Biodiversity Conservation Strategy (BCS).
- Amend the provisions relating to vegetation retention and habitat restoration.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Delete Plan 8 – Biodiversity and replace with proposed Plan 8 – Bushfire.
- Delete Guideline 42 and incorporate provision into proposed Guideline 6.
- Move Guideline 43 to Section 3.3 and make consequential amendments to numbering
- Delete Guideline 44
- Amend Clause 52.17 to include exemption for native vegetation removal

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2**). The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The PSP has been subject to an assessment under the BCS, and no features have been identified as having biodiversity values worthy of retention.
- Given the findings of the BCS assessment, the issue of vegetation retention is more appropriately addressed by provisions relating to local character and identity in Section 3.1.1.
- Given the size of the PSP area and the scale of Plan 8, a site features plan is a more appropriate mechanism to identify and assess potential vegetation for retention through the planning application process.

- The design and layout of drainage corridors is more appropriately addressed by provisions relating to integrated water management in Section 3.6.1.

The VPA considers that the proposed changes have appropriately addressed most of the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. The VPA considers the issues regarding requirements and guidelines for biodiversity to be unresolved and requests the Panel recommend the Amendment is adopted with the revisions to the PSP proposed at **Appendix**.

A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.9.2 Bushfire Provisions

Overview

The provisions relating to bushfire in the exhibited version of the PSP are:

- Requirement 10.
- Guideline 45.
- Section 3.0 and 4.0 of the planning ordinance.

The intended purpose of the exhibited provisions is to identify bushfire hazards and avoid or mitigate any potential risk to human life.

15 submission points were made relating to bushfire. Submitters generally seek to strengthen and clarify the provisions.

Discussion

The following changes to the Amendment are proposed in response to submissions:

- Changes to the PSP:
 - Addition of proposed Plan 8 – Bushfire.
 - Addition of proposed Requirement 13, 14 and 15.
 - Addition of proposed Guidelines 43-49.
 - Addition of proposed Table 8.
 - Changes to the areas shown as 'landscape values' on relevant maps.
- Introduction of RCZ2 to the 'landscape values' in the Amendment area.
- Amendments to the extent of the RCZ2 on Planning Maps 22, 23 and 23 of the Mitchell Planning Scheme.
- Amend the Permit Conditions for Bushfire Site Assessment at Section 4.0 of the UGZ3.

Full details of the proposed amendments are included in Section 3.4 of the tracked changes to the PSP document (**Appendix 2**).

Proposals to amend the bushfire provisions in the exhibited PSP are indicated in the **Figure 7** below:

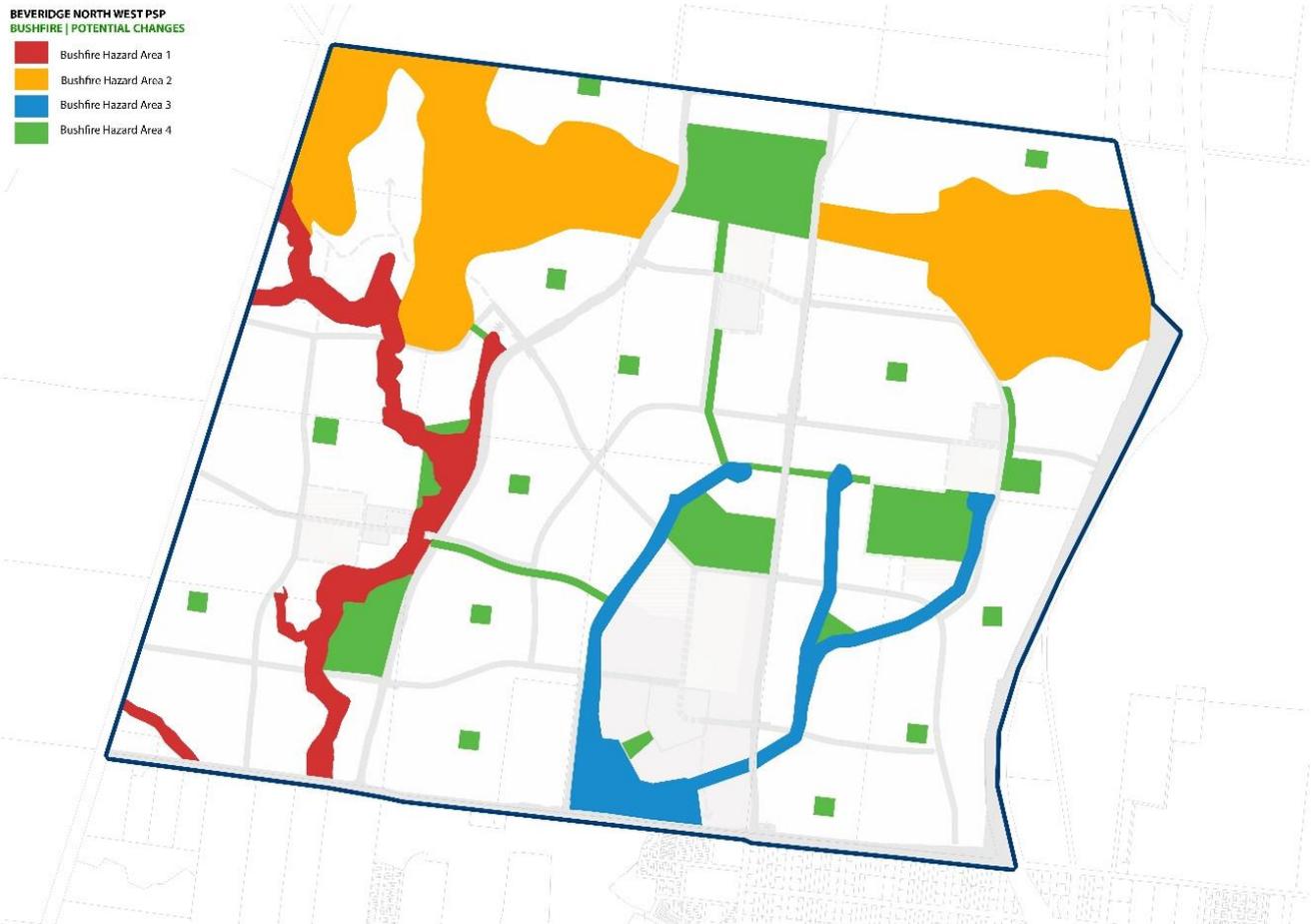


Figure 7 - Bushfire – Potential Changes

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The proposed amendments to the PSP will increase the prominence of the potential risk of bushfire and strengthen the policy cascade to the planning permit conditions detailed in the ordinance.
- Proposed Plan 8 will clearly identify areas subject to potential bushfire risk.
- The proposed provisions of Section 3.4.1 will provide clear expectations regarding the ongoing management of areas subject to potential bushfire risk.
- The proposed amendments to the planning ordinance will ensure that an appropriate level of assessment and planning for potential bushfire is undertaken at the time of development.
- The proposed amendments to the extent of the Rural Conservation zone are consistent with the recommendations of the bushfire background report provided by Terramatrix.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.10 Transport and movement

12 submitters made a total of 126 submission points relating to transport and movement. The submitters were:

- Akron Group
- Insight Planning on behalf of Balcon Beveridge Project Management
- Galileo Property
- Walter Mott
- The Crystal Group
- Conundrum Holdings

- Yarra Valley Water
- Niche Planning Studio in behalf of the Gilbo Family
- Mitchell Shire Council
- The Department of Transport
- Resilient Melbourne
- Urban Design and Management on behalf of Old Hume Pty Ltd

The primary issues raised by the above submitters relate to:

- The need for two north south arterial connections.
- An additional connection across the Hume Freeway.
- Amendments to the street network.
- Old Sydney Road.

Full details of all the relevant submission points and VPA responses are provided the Submission Responses Table in **Appendix 1**.

The provisions relating to transport and movement in the exhibited version of the PSP are:

- Plan 9 – Public Transport and Path Network.
- Plan 10 – Street Network.
- Requirements 11 and 12.
- Guidelines 46-56.
- Table 11.

The intended purpose of the exhibited provisions is to implement the general structure of the North Growth Corridor Plan (2012) and provide a permeable, accessible network of streets that connects future planned neighbourhoods.

Further discussion of the main issues listed above is provided below. Unless otherwise specified, the discussion and any proposed changes to the PSP relate to the provisions described above.

6.10.1 The Need for Two North South Arterial Connections

Overview

Nine submission points were made relating to the proposed north south arterial alignment. Submitters generally seek:

- Clarification around the justification for two, four lane secondary arterial roads.
- Amendments to the proposed alignments.
- Clarification of the operational speed of the western alignment.

Discussion

Western Arterial

Arterials are designed to perform primarily a through-movement function, and connection into the freeway network and secondary arterial network. The expected posted speed limit of 80kph for the ultimate network (full build out) including divided carriageways and limited access. The western arterial will provide a through function from the existing residential areas along the western side and north western side of the Wallan township, Darraweit Rd, and Wallan South PSP areas north of Beveridge North West PSP (refer **Figure 8** below) to the OMR (airport and western suburbs) and Mickleham (Merrifield), Craigieburn and Broadmeadows activity centres to the south.



Figure 8 – Regional Context of Arterial Road Functions

Eastern Arterial

The eastern arterial is proposed to be part of the future PPTN with more localised connections between local train stations and activity centres.

Arterial Road Spacing

In accordance with Victoria Planning Provisions, Particular Provisions Clause 56.06: Access and Mobility, arterial roads are to be provided at intervals of approximately 1.6 kilometres (one mile), with adequate reservation width to accommodate long term movement demand. This spacing may need to be adjusted to account for local conditions such as the presence of rivers, rail lines and significant cultural sites.

The width of the Beveridge North West PSP corridor between the Hume Freeway and the western boundary (Old Sydney Road) of the PSP is approximately 3.9 km, therefore, supporting the provision of an alternating secondary (eastern arterial) and primary (western arterial) arterials. This is particularly the case where Old Sydney Road represents the UBG and an arterial on this location would not have the same utility as an inbound location.

Network resilience

The linear north-south configuration of the growth corridor will place significant added pressure on the operation of the Hume Freeway corridor, including the Northern Highway. The Hume Freeway is a highly important National Freight Route as well as the key access for residents in the growth corridor for services and employment in Melbourne and its northern suburbs. The Northern Highway is the primary access to Kilmore, northern Victoria and southern NSW. The continuity of two arterials beyond the PSP is required to minimise

reliance on the Hume Freeway and Northern Highway for local movements, access to the OMR and key northern activity centres west of the Hume Freeway.

Fire risk

The predominant fire risk for this area is from the NW direction. The western flank of the PSP, Wallan South PSP and Wallan township adjoin an area of very undulating and heavily vegetated land, that poses significant risk for fast moving fire fronts as was the case in the 2011 Black Saturday fires which affected similar undulating terrain to the east of Wallan. The provision of two north south arterials will provide better contingency in network to both provide efficient and adequate escape paths as well as vital access for emergency services. The suggested merging of two arterials would create an undesirable bottle neck at the Y intersection in a significant fire event.

Hume Freeway and Northern Highway Contingency

The Hume Freeway is prone to regular incidents that can require road closures and traffic diversions. By maintaining two north south arterials this will provide an alternative temporary north-south access south of the Northern Highway connection in the event of an incident. The Hume Freeway is prone to regular incidents that can require road closures and traffic diversions. By maintaining two north south arterials this will provide an alternative temporary north-south access south of the Northern Highway connection in the event of an incident.

Transport Study Review

In response to submissions, GTA consultants were appointed to review the background strategic transport model for the PSP. Inputs to the model were updated to reflect the increase (compared to numbers assessed at the background report stage of the Amendment's preparation) in anticipated population from 14,000 dwellings to 16,286 dwellings, with an anticipated population of around 46,000 residents.

The key findings of the GTA report are summarised below:

- The expected daily traffic volumes on the western arterial are 32,720 vehicle per day, which is commensurate with the provision of a four-lane arterial road.
- The expected daily traffic volumes on the eastern arterial road are 27,640 vehicles per day, which is commensurate with the provision of a four-lane arterial road providing two lanes of vehicle traffic, and two dedicated public transport lanes.
- Increasing the speed of the proposed western arterial would reduce traffic volumes on Old Sydney Road, Patterson Road (RD-04) by up to 1,800 vehicles per day, the Northern Highway and the Hume Freeway by up to 1,000 vehicles per day.
- The existing pattern of traffic movements to the south of the PSP are likely to increase in the future due to several new major destinations being planned to be developed in the North Growth Corridor including:
 - Beveridge Town Centre located in the Beveridge South West PSP.
 - Merrifield City Centre and Merrifield North Major Employment Precinct.
 - Cloverton Metropolitan Activity Centre (formerly Lockerbie) on the Wallan railway line.
 - Beveridge Intermodal Freight Terminal (BIFT).
 - Melbourne Airport, Broadmeadows and Epping Activity and Employment Centres.
- Having regard to the findings of the GTA assessment, no changes are proposed to the classification or alignment of the arterial routes in response to submissions. However, the VPA does propose to change the design speed of the western arterial from 60km/hr to 80km/hr (revised designs underway). The VPA considers this is appropriate in this instance because:
 - The proposal for two four-lane secondary arterial roads is commensurate with the anticipated daily traffic volumes.
 - The provision of two arterial roads will facilitate the delivery of the Principal Public Transport Network by providing allowing for two dedicated transport lanes to be provided on the eastern arterial alignment.
 - The provision of two arterial roads will support the resilience of the wider road network.

The VPA notes the contentious nature of this matter and considers all submissions relating to the proposed north south arterial alignment to be unresolved. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

The VPA requests that the Panel consider the relevant points and recommend the Amendment is adopted subject to the revisions outlined above.

6.10.2 Additional Hume Freeway Connection

Overview

Plan 9 – Public Transport and Path Network includes an annotation on the eastern boundary of the PSP showing a ‘potential east-west connector’. The annotation reflects the indicative road network shown on the North Growth Corridor.

14 submission points were made regarding the annotation and the provision of an additional road connection across the Hume Freeway. Submitters generally seek:

- Amendments to the annotation on Plan 9 regarding a potential east-west connector, and clarification of its intended purpose.
- Amendments to the street network on Plan 10 to provide a crossing.
- Amendments to the PSP to protect the land required to from the potential crossing.
- Amendments to the ICP to fund the potential crossing.

Discussion

The potential connection was included for consideration in the updated strategic modelling assessment undertaken by GTA. The assessment found that a new link would provide local network benefits to residents accessing a potential future rail station in Beveridge North East PSP and employment opportunities at BIFT.

The following changes to the PSP are proposed in response to submissions:

- Relocate the annotation on Plan 9 to a position further north, just south of Spring Hill Cone.
- Addition of the relocated annotation to Plan 10 – Street Network.
- Amendments to the street network shown on **Figure 9** to show a connector street in the relevant location.

The VPA considers the proposed amendments, and status of the bridge as a ‘potential east west connector’ to be appropriate in this instance because:

- Formation of the connection is consistent with the high-level street network identified in the North Growth Corridor Plan.
- The proposed relocation of the annotation is consistent with known topographical constraints.
- The authority or authorities that would be responsible for delivering the potentially connection have not been confirmed.
- Detailed investigation regarding the potential design and land take implications have not been undertaken at this time.
- There is currently no clear need or nexus to allocate funding of the connection to the Beveridge North West ICP.
- Should a train station be established in the Beveridge North East PSP area, a potential connection would provide useful additional connectivity between the two PSP areas. As set out above, planning is yet to commence for the Beveridge North East PSP. The inclusion of a “potential” connector in Beveridge North West will avoid pre-determining an outcome in Beveridge North East.
- Notwithstanding the current lack of information around the potential connection, the proposed annotation would not preclude formation of the connection in the future and will trigger a future examination of the current status of funding and responsibility of the road by future developers and/or DoT.

The VPA notes the contentious nature of this matter and considers all submissions relating to the potential Hume Freeway connection be unresolved. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

The VPA requests that the Panel consider the relevant points and recommend the Amendment is adopted subject to the changes set out above.

6.10.3 Amendments to the street network

Overview

15 submission points were made regarding changes to the proposed street network.

The following changes to the PSP are proposed in response to submissions:

- Changes to the connector network.
- Revisions to the road layout within the southern Town Centre Flexible Design Area.

Discussion

Full details of the proposed amendments are included in Section 3.4 of the tracked changes to the PSP document (**Appendix 2**). The potential changes to the street network are indicated in the **Figure 9** below:

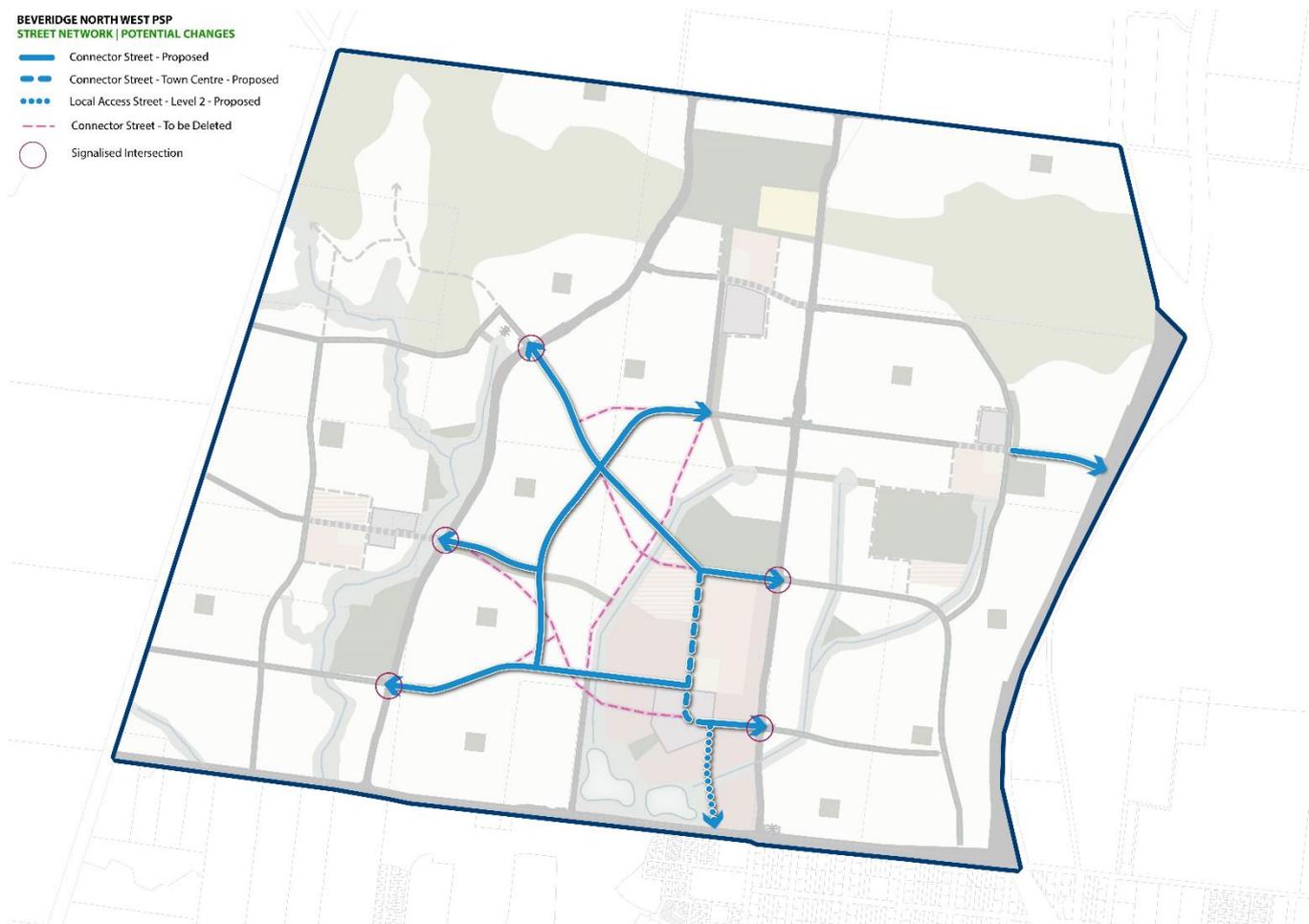


Figure 9 – Street Network – Potential Changes

The VPA considers the proposed amendments to be appropriate in this instance because:

- The proposed amendments will overall result in a more robust and permeable street network.
- The amendments will maintain north south connectivity but place priority on east west access and integration of the Southern Town Centre.
- The amendments to the central north south connector will enhance its function in connecting a series of neighbourhoods, as opposed to facilitating through traffic and replicating the function of the north south arterials.
- Relocating the central north south connector away from the drainage corridor will facilitate a more flexible and higher amenity interface.

- Should the additional Hume connection be implemented, the proposed changes will facilitate stronger connection and integration between the Beveridge North West and Beveridge North East PSPs.
- The proposed amendments to the street network within the Southern Town Centre Flexible Design area are subject to detailed design, however the graphic changes convey a stronger sense of integration between the southern town centre and surrounding land.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.10.4 Old Sydney Road

Overview

13 submission points were made in relation to Old Sydney Road. Submitters generally seek:

- Clarification regarding the future role and function.
- Upgrading the status of the road.
- Inclusion of the road as an ICP item.

Discussion

Ministerial Direction on the Preparation and Content of ICP under section 46GJ of the Planning and Environment Act 1987 (the Act) specifies where ICPs can be used (development settings) and the requirements for preparing an ICP including standard levy rates, land valuation and indexation methods, and the infrastructure that can be funded by an ICP.

Having regard to the Ministerial Direction, no changes are proposed to the PSP in response to submissions in this instance because:

- Old Sydney Rd (R22) is a local connector road and is not an allowable ICP item under the Ministerial Direction.

Where appropriate, any upgrades to Old Sydney Road will be undertaken as subdivision works in line with Requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades. Notwithstanding the above, the VPA acknowledges that Old Sydney Road may be impacted until the north south arterials are established. Impacts on Old Sydney Road, and any associated mitigation or upgrade works, are matters to be assessed at the permit application stage should development progress in a way that places demand on Old Sydney Road, especially where that development is proposed prior to the establishment of the arterial road network.

The VPA notes the contentious nature of this matter and considers all submissions relating to Old Sydney Road be unresolved. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

The VPA requests that the Panel consider the relevant points and recommend no changes are made in respect of Old Sydney Road.

6.11 Integrated Water Management and Utilities

11 submitters made a total of 59 submission points relating to transport and movement. The submitters were:

- Akron Group
- Insight Planning on behalf of Balcon Beveridge Project Management
- Melbourne Water
- Beveridge Williams
- Yarra Valley Water (utility provider)
- The Crystal Group
- Yarra Valley Water
- Mitchell Shire Council

- Resilient Melbourne
- Friends of Merri Creek
- Urban Design and Management on behalf of Old Hume Pty Ltd

The primary issues raised by the above submitters relate to:

- The former Hanna Swamp area.
- Amendments to the drainage and waterways network.
- Development interfaces with drainage corridors.

Full details of all the relevant submission points and VPA responses are provided the Submission Responses Table in **Appendix 1**. Further discussion of the main issues listed above is provided below.

6.11.1 The Former Hanna Swamp

Overview

The area referred to by submitters as the former Hanna Swamp is shown on Plan 2 of the exhibited version of the PSP as a waterbody that straddles the northern boundary of the PSP, located approximately between the two north south arterial roads.

The former Hanna Swamp area is not specifically considered by the PSP; however, the extent of Hannah Swamp is generally consistent with the water body shown on Plan 2 of the PSP.

Three submission points were made relating to the former Hanna Swamp area. Submitters seek to either clarify future maintenance requirements for this area (Yarra Valley Water), or request consideration of this area as part of the drainage strategy.

Discussion

No changes to the PSP are proposed in response to submissions.

The VPA considers that the further consideration of the former Hanna Swamp would not be appropriate in this instance for the following reasons:

- The Biodiversity Conservation Strategy does not include any features within the PSP area to be protected. Approximately 15 ha of Hanna Swamp is within the Melbourne Strategic Assessment (MSA) program area (the section within the Beveridge North West precinct) with the majority (approx. 60ha) outside the program area. The conservation value of the areas outside the MSA was not considered.
- The section of Hanna Swamp within the MSA was not included as a Conservation Area within the Biodiversity Conservation Strategy for Melbourne's Growth Corridors 2013 because it was identified as not strategically important for Matters of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Specifically, it was assessed as:
 - not strategically important habitat for Growling Grass Frog in the context of achieving functional and connected populations of Growling Grass Frog through the MSA program.
 - not comprising of the Seasonal Herbaceous Wetland.
- There is no identified purchaser or land manager given:
 - Melbourne Water confirmed that the floodplain identified on the features plan is not required as part of the Taylors Creek DSS.
 - Mitchell Shire Council have indicated that they would not consider acquisition and ongoing management of the area.

Notwithstanding the above, the sodic soils assessment undertaken by Jacobs notes that depressions in the landscape have a contributing role in reducing the potential risk of erosion. The VPA also understand that Melbourne Water is in the process of reviewing the hydrology of the area and this may have implications for the future DSS.

The VPA notes the contentious nature of this matter and considers all submissions relating to the former Hanna Swamp to be unresolved. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

The VPA requests that the Panel consider the relevant points and recommend the PSP is adopted without revisions regarding Hannah Swamp.

6.11.2 Amendments to the Drainage and Waterways Network

Overview

The provisions relating to the drainage and waterway in the exhibited version of the PSP are:

- Plan 11 – Integrated Water Management
- Requirements 13-17
- Guidelines 57, 58 and 59

The intended purpose of the exhibited provisions is to enable the transition of the PSP from rural to urban land while appropriately managing the effects of increased stormwater runoff.

34 submission points were made relating to the drainage and waterways network, with submitters generally seeking to make amendments to the network or strengthen the provision for water sensitive urban design.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Addition of a 0.3ha sediment basin on the southern boundary of Parcel 15.
- Addition of an approximately 0.5 ha retarding basin on the eastern edge of Parcel 6 (final size of the assets is to be determined).
- Addition of an explanatory note to Plan 11

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2 - Track Changes Beveridge North West PSP**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Services Scheme (DSS). The VPA Acknowledge that Kalkallo Creek Drainage Scheme includes a 0.3 ha sediment basin on the southern boundary of the Parcel 15, near the Camerons Lane interchange. The asset was omitted in error in the exhibited version of the PSP.
- Melbourne Water is the authority responsible for administering and managing the DSS, and have advised that the exhibited version of the scheme is adequate for its intended purpose, subject to the additional amendment:
 - An additional retarding basin of approximately 0.5 ha is required on the eastern boundary of Parcel 6, near the interface with the Hume Freeway. This proposed water infrastructure is located within the Hadfield Road Drainage Services Scheme.
 - The FUS presented at public exhibition for the Beveridge North West PSP incorporated the land-take for the drainage assets required by the Kalkallo Creek DSS. The drainage servicing strategy relevant to the Hadfield Road DSS was yet to be determined at the time of public exhibition, noting that the majority of the relevant catchment is within the Beveridge North East PSP, which is yet to commence the formal planning process.
- The explanatory note proposed for Plan 11 will state: *“The final layout and dimensions of the drainage network is subject to detailed design. Stormwater quality treatment and use of stormwater harvesting is subject to detailed design to the satisfaction of Melbourne Water and Mitchell Shire Council”.*

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.11.3 Development Interfaces adjoining Drainage Corridors

Overview

Seven submission points were received relating to development interfaces with drainage corridors. Submitters generally seek additional guidance regarding expected development outcomes in these interface areas.

The following changes to the PSP are proposed in response to submissions:

- Addition of proposed Requirement 4.
- Addition of proposed Guideline 16.
- Addition of a new street cross section in Appendix 4.7 (previously Appendix 4.4).

Discussion

Full details of the proposed amendments are included in Section 3.1 of the tracked changes to the PSP document (**Appendix 2 - Track Changes Beveridge North West PSP**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The proposed amendments provide clear guidance regarding the expected development outcomes along drainage corridors.
- The proposed amendments have been used in previous PSP documents, and reflect accepted development standards in urban growth areas.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

6.12 Precinct infrastructure and staging

Overview

25 submission points were received relating to precinct infrastructure and staging and sought changes in relation to:

- Amendment of proposed Requirement R22, R23.
- Inclusion of timelines for staging of infrastructure provision.
- Replacing G66 as a Requirement.
- Appendix 4.1.
- ICP and background costings.

Discussion

The following changes to the PSP are proposed in response to submissions:

- Amendment to R22.
- Amendment to R23.
- Edits to Appendix 4.1.

Full details of the proposed amendments are included in the tracked changes to the PSP document (**Appendix 2 - Track Changes Beveridge North West PSP**) and the tracked changes to the planning ordinance document (**Appendix 4 - Beveridge North West PSP Track Changes Ordinance**).

The VPA considers that the proposed amendments are appropriate in this instance for the following reasons:

- The inclusion of best practice approaches, such as WSUD is good practice. However, the removal of gas is not appropriate.
- The inclusion of a skate park reflects the importance of this facility to the Youth Council.
- Proposed amendments to Appendix 4.1 will provide additional detail regarding external apportionments and reclassify items correctly.

The VPA has used the Benchmark Infrastructure Costings Report prepared by Cardno to inform the infrastructure costings for the precinct. Provided the ICP is a standard levy ICP, the VPA intends to submit an ICP to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy. Where benchmark items/costs were not applicable, the VPA engaged Cardno to undertake bespoke designs and costings work.

The VPA considers that the proposed changes have appropriately addressed all the relevant submission points but notes that resolution of this matter has not been confirmed by all submitters. A full list of the status of the relevant submission points is provided in Column K of the Submission Response Table in **Appendix 1**.

7 REFERENCE DOCUMENTS

The Amendment is supported by a number of background reports, including those detailed by their references:

Document	Author	Date
Mitchell Planning Scheme	Mitchell Shire Council	
Beveridge North West PSP – Background Report	VPA	August 2019
Arboricultural Assessment, Precinct Structure Plan 1059, Beveridge North West	Tree Logic Pty Ltd on behalf of VPA	November 2013
Beveridge North West - Landscape and Visual Assessment	Planisphere Planning and Design on behalf of VPA	August 2019
Beveridge North West Precinct Structure Plan Area, Site Suitability Assessment, VW07335	Jacobs Group Australia Pty Ltd on behalf of VPA	July 2014
Beveridge North West Precinct Structure Plan, Utilities servicing and Infrastructure Assessment	Cardno Victoria Pty Ltd on behalf of VPA	March 2014
Beveridge North West PSP 1059, Aboriginal Heritage Impact Assessment (AHIA), CHMP #12766	Archaeological and Heritage Management Solutions Pty Ltd (AHMS) on behalf of VPA	February 2014
Beveridge North West PSP Groundwater Quality Assessment, VW07335	Jacobs Group Australia Pty Ltd on behalf of VPA	July 2014
PSP 1059 Beveridge North West Post - Contact Heritage Assessment, HV Report #4372	Archaeological and Heritage Management Solutions Pty Ltd (AHMS) on behalf of VPA	February 2014
Targeted Cultural Values Inspection of PSP 1059 Beveridge North West	Wurundjeri Woiwurrung Cultural Heritage Aboriginal Cooperation on behalf of VPA	October 2014 (Revised 2019)
Scattered Tree Assessment, Beveridge North West (PSP 1059), Victoria	Ecology and Heritage Partners Pty Ltd on behalf of VPA	November 2013
Beveridge North West Precinct Structure Plan	Ethos Urban (Essential Economics Pty Ltd)	July 2019
Beveridge North West PSP Strategic Transport Modelling Assessment	GTA Consultants (Vic) Pty Ltd	December 2018
Review and Update Beveridge North West PSP Strategic Transport Modelling Assessment	GTA Consultants (Vic) Pty Ltd	July 2020
Beveridge North West PSP Infrastructure Designs and Costings	Cardno Victoria Pty Ltd	July 2019

Bushfire Development Report for the Beveridge North West Precinct Structure Plan	Terramatrix	July 2019
Sodic Soils Assessment, Beveridge North West Precinct Area	Jacobs Group Australia	July 2020

8 LIST OF APPENDICES

- 8.1 Appendix 1: Submissions Response Table**
- 8.2 Appendix 2: Track Changes Beveridge North West PSP**
- 8.3 Appendix 3: Beveridge North West PSP “Clean Copy”**
- 8.4 Appendix 4: Beveridge North West PSP Track Changes Ordinance**
- 8.5 Appendix 5: Beveridge North West PSP “Clean Copy”**

