

WHITTLESEA PLANNING SCHEME

AMENDMENT C188

EXPLANATORY REPORT

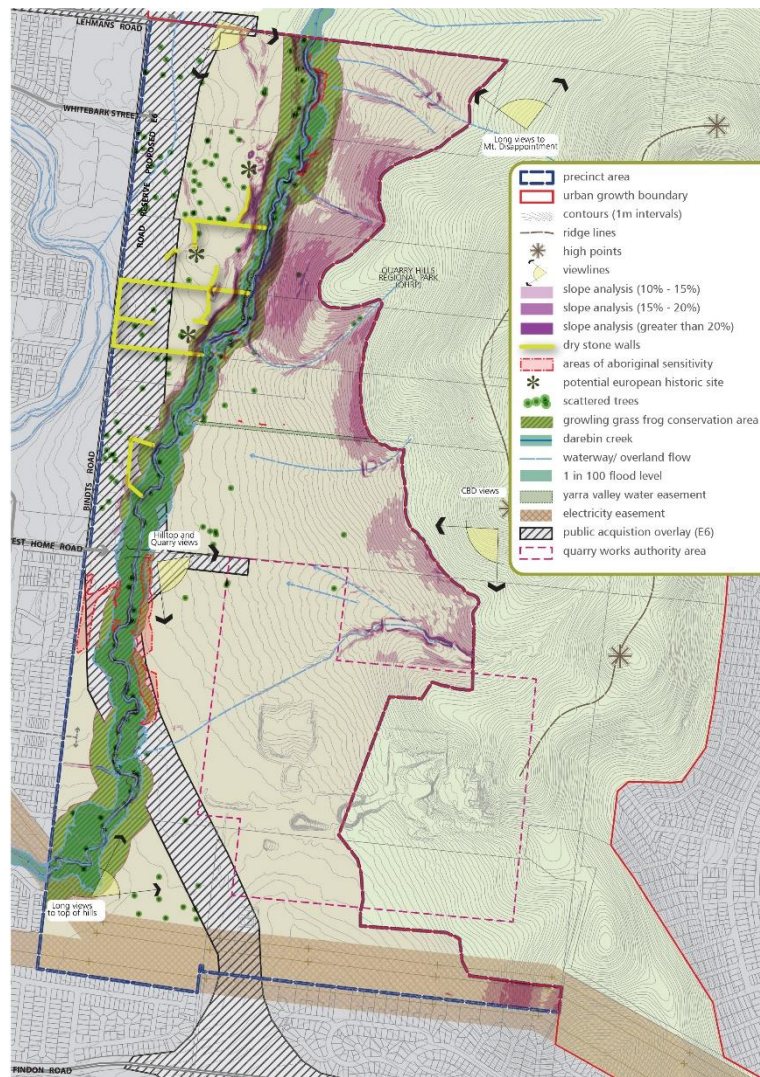
Who is the planning authority?

This amendment has been prepared by the Growth Areas Authority (now known as the Metropolitan Planning Authority) in collaboration with City of Whittlesea. The Growth Areas Authority is the planning authority for this amendment.

The amendment has been made at the request of the Metropolitan Planning Authority and the City of Whittlesea.

Land affected by the amendment

The amendment applies to land in the Quarry Hills Precinct Structure Plan (PSP) area. The area covers approximately 285 hectares of land, bound to the north by Lehmans Road, to the extension to the Quarry Hills Regional Parkland to the east, an existing transmission easement to the south and the E6 Public Acquisition Overlay to the west.



What the amendment does

The amendment inserts two new incorporated documents titled *Quarry Hills Precinct Structure Plan, April 2015 (PSP)* and *Quarry Hills Development Contributions Plan, April 2015 (DCP)* into the Whittlesea Planning Scheme and implements the PSP and DCP.

Specifically the Amendment makes the following changes to the Whittlesea Planning Scheme:

- Insert Schedule 3 to Clause 37.07 Urban Growth Zone (UGZ) into the Whittlesea Planning Scheme and apply the UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- [Inserts Schedule 2 to the Rural Conservation Zone into the Whittlesea Planning Scheme and applies it to part of the land within the amendment area.](#)
- Rezone land from Farming Zone (FZ) to UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- Rezone land from Farming Zone (FZ) to Rural Conservation Zone (RCZ) along the Darebin Creek and Growling Grass Frog Conservation Area.
- Rezone land from Rural Conservation Zone (RCZ) to UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- Rezone land from Special Use Zone Schedule 4 to UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- Insert Schedule 8 to Clause 37.01 Special Use Zone (SUZ) into the Whittlesea Planning Scheme and apply the SUZ Schedule 8 to the transmission easement within the amendment area.
- Rezone land from Farming Zone to Special Use Zone Schedule 8 (SUZ8) to land within the transmission easement within the amendment area.
- Insert Schedule 3 to Clause 43.03 Incorporated Plan Overlay (IPO) into the Whittlesea Planning Scheme and apply the IPO Schedule 3 to land zoned Rural Conservation Zone within the amendment area.
- Insert Schedule 13 to Clause 45.06 Development Contributions Plan Overlay (DCPO) into the Whittlesea Planning Scheme and apply the DCPO Schedule 13 to land within the amendment area.
- Delete Environmental Significance Overlays Schedule 1 (ESO1) & Schedule 5 (ESO5) from land within the amendment area [and replaces this overlay with an Environmental Significance Overlay, Schedule 6 \(ESO6\) and modifies the ESO6 to match the proposed shape of the RCZ.](#)
- Amend the Schedule to Clause 52.01 to provide for passive open space contributions for land within the amendment area.
- Amend the Schedule to Clause 52.17 to identify native vegetation that can be removed without the need for a planning permit.
- Amend the Schedule to Clause 61.03 to update the planning scheme maps in the Whittlesea Planning Scheme.
- Amend the Schedule to Clause 81.01 to include the new incorporated documents titled "Quarry Hills Precinct Structure Plan, April 2015" and "Quarry Hills Development Contributions Plan, April 2015".

Strategic assessment of the amendment

- Why is the amendment required?

Land within the precinct was included within the Urban Growth Boundary (UGB) for urban development in August 2010 as part of Amendment VC68, which introduced a number of changes to planning schemes across metropolitan Melbourne in line with the objectives of the policy document titled *Delivering Melbourne's Newest Sustainable Communities*.

This particular precinct area was sought to be included by Council in order to facilitate the creation of the Quarry Hills Regional Parkland, which forms the eastern boundary of the precinct.

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

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

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

The amendment complements and in some cases replaces, existing provisions of the scheme. In particular the amendment streamlines and integrates processes for native vegetation management, infrastructure provision, national biodiversity outcomes, bushfire protection and housing diversity on smaller lots. In most cases all aspects of development in the amendment area will be addressed through the issue of a single planning permit following the approval of the amendment.

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

- **How does the amendment implement the objectives of planning in Victoria?**

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

- *to provide for the fair, orderly, economic and sustainable use, and development of land;*

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

Proposed planning provisions will protect and conserve the natural assets contained within the Darebin Creek corridor including the Growling Grass Frog habitat.

The amendment will facilitate the development of a new community offering good access to services, employment, community facilities and public open space. The planning of this new community makes effective use of urban land with a required average of at least ~~17~~ [16.14](#) dwellings per net developable hectare. In addition, the DCP will assist in the coordination of community and development infrastructure to service the new community.

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

Development in the area will contribute funds towards maintenance of threatened ecological processes in line with Victoria's obligations set out in the endorsed program report for Melbourne Growth Corridors under the *Environment Protection and Biodiversity*

Act 1999. A Growling Grass Frog Conservation Area (Conservation Area 34) applies to the Darebin Creek for the purposes of protecting and enhancing the Growing Grass Frog population in Victoria. [In addition to the RCZ2, which specifically notes the conservation values of the site, an IPO will also be implemented over conservation land to ensure that the PSP is an incorporated document that applies to these areas.](#)

[The amendment includes the removal of the ESO1 and ESO5 and the replacement of this overlay with an ESO6. The ESO6 is a modified ESO4, removes the right to remove non-native vegetation without a permit. This same approach has been undertaken as part of the English Street PSP amendment process, which utilises the same overlay, ESO6. The RCZ, in combination with the new ESO6, identifies areas with landscape values and of conservation value and significance, and will protect non-native vegetation, which contributes to the conservation of the land, so that a planning permit is required to remove non-native vegetation. Therefore the removal of the ESO1 and ESO5 is reasonable given the duplication of planning controls is not an effective outcome and can be streamlined with one ESO that applies to the conservation areas.](#)

The Boral Quarry which is located in the southern section of the precinct and is currently being utilised for rock extraction and concrete batching. The amendment, via the UGZ3 requires an application for development of land for a sensitive use within 500 metres of the Extractive Works Area buffer as depicted on Plan 2 of the PSP. Applications within the buffer will be referred to DEDJTR to determine the likely impacts of the use on the quarry and the in turn the impact of the quarry on the future use of surrounding land. This requirement will be required for the life of the quarry.

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

The amendment area has been planned with the amenity, safety and convenience of the future community in mind. The future urban structure has been designed to encourage activity and support passive surveillance within open spaces and streets.

- *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*

A desktop cultural heritage assessment has been prepared for the precinct and identifies Aboriginal places and further areas of Aboriginal cultural heritage. A Cultural Heritage Management Plan (CHMP) will need to be prepared for all sites within the precinct. No planning permit may be granted until such time as a CHMP is approved.

The area features dry stone walls as a marker of the historical farming uses of the land. The dry stone walls have local heritage significance. Where practicable, the PSP aims to retain significant dry stone walls in areas with compatible land uses such as road reserves, open space and frontage of property boundaries. [The UGZ also requires applicants to submit a Dry Stone Management plan and Heritage Assessment to identify and advise how the dry stone walls would be conserved.](#)

The precinct includes properties identified within a Heritage Overlay, for Post-European contact heritage. The PSP has included a number of requirements and guidelines on how development should respond and enhance the heritage elements of these properties.

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

Significant infrastructure assets such as the land set aside for the road reserve of the proposed E6 and the existing significant electricity easements, as well as future planned infrastructure are protected through appropriate use and development provisions for land adjacent to these assets.

All households will be connected to sewer, potable water, gas and telecommunications.

- *to facilitate development in accordance with the above objectives*

The primary goal of the amendment is to facilitate development in accordance with the objectives noted above. The amendment will provide a net community benefit in the context of the objectives listed at Section 4 of the Act which reflect the objectives set out in the Growth Areas Authority's Precinct Structure Planning Guidelines.

The amendment allows for further urban development in Melbourne that will improve the supply of housing in the short to medium term, provide for a robust neighbourhood structure and leave a legacy of funded local infrastructure projects.

- *to balance the present and future interests of all Victorians*

The amendment achieves this objective by facilitating the development of a diverse range of housing in a high amenity environment with good access to services and employment for existing and future generations.

- **How does the amendment address the environmental effects and any relevant social and economic effects?**

Environmental impacts

Development of the land following the amendment will alter the existing farming landscape of the amendment area by changing storm water drainage flows, removing native vegetation and potential habitat for nationally threatened species, increasing the urban population, increasing traffic flows, bringing housing closer to bushfire threats, allowing sensitive land uses near major roads, allowing sensitive land uses nearby quarry works and allowing sensitive land uses where historical farming practices have left localised incidents of contamination.

All of these matters are mitigated through the proposed amendment to facilitate a productive and pleasant new suburb. In particular:

- Land is set aside to specifically cater for retardation of water in heavy storms to avoid flooding, while the storm water itself is to be treated to a quality fit for return to the natural watercourses in the areas. Provision is made for development proponents to re-use stormwater in the local landscape by for example providing storm drain diversions for keeping conservation frog ponds at the right water level along the Darebin Creek.
- Provision of a significant conservation area along the length of the Darebin Creek will allow for long term protection and creation of habitat for many native species; most notably the nationally endangered Growling Grass Frog in accordance with the BCS.
- The conservation area will result in moderate bushfire threat to nearby homes. The amendment requires land to be set aside and managed to reduce fire risk at the edge of the conservation area while any homes built within 60 metres of conservation land must incorporate higher than normal fire resisting construction standards. Properties which are located at the Quarry Hills Regional Parkland will also be required to build in excess of 12.5 BAL rating and be separated adequately from the parkland by a road, a paper road or sufficient fire break in excess of 60 metres.
- A precautionary desktop Phase 1 Environmental Site Assessment (ESA) has been carried out for all of the land whether or not it meets the definition of 'potentially contaminated land' (prepared by Cardno Lane Piper, July 2012). The assessment identified that there are a number of potential sources of contamination within the precinct due to previous or current land uses. Further discussion around contamination can be found later in this report.

- A designated buffer zone from the Extractive Works Area of the quarry is located within the precinct. Applications for the development of land for a sensitive use within this buffer will require referral to the DEDJTR to determine the likely impacts of the quarry on the future use of surrounding land as well as protecting the current operations of the quarry. This will be triggered via a specific provision in the UGZ3.

Social and Economic effects

There remains significant demand for new housing in this part of Melbourne. Provision for new residential land supply will improve affordability and choice for homebuyers and investors.

Provision of the Village Town Centre [and Local Convenience Centre](#) will add to the variety of tenancies and locations available to new local businesses and expanding existing local businesses.

The Village Town Centre [and Local Convenience Centre](#) ~~have~~^s been designed and located to maximise pedestrian and cyclist access and the use of public transportation which will assist residents in maintaining a healthy lifestyle and provide them with a range of non private vehicle transport options.

Further, opportunities for recreation and the development of social groups will emerge as a result of the provision of new public outdoor spaces and a new community hub which will include a community facility and potential government primary school.

Providing for new population growth in Quarry Hills will add to the economic well-being of the community. Increases in demand for goods and services will translate into more local jobs and economic activity.

New public and private sector investment will be significantly boosted in the immediate and surrounding areas.

- **Does the amendment address relevant bushfire risk?**

The amendment implements provisions in the PSP to manage grassland bushfire risks associated with the Darebin Creek corridor and Quarry Hills Regional Park. The provisions accord with the views of the CFA, integrate with the building regulations and substitute for the standard bushfire risk management provisions in a manner suitable to an area transitioning from rural to urban land uses.

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

Direction No. 1 Potentially Contaminated Land

A precautionary desktop Phase 1 Environment Site Assessment (ESA) has been carried out for all of the land whether or not it meets the definition of 'potentially contaminated land' (prepared by Cardno Lane Piper, July 2012). The assessment identified that there are a number of potential sources of contamination within the precinct due to previous or current land uses.

The assessment noted four properties with high potential for contamination (noted as properties 10A, 10B, 10C and ~~150-152~~⁶⁰ Bindts Road Wollert – Properties ~~15~~⁷ and 8 in the Land Budget). Land uses contributing to this assessment includes quarrying and stockyards. Using the Department of Sustainability and Environment *General Practice Note for Potentially Contaminated Land (2005)* as a reference, these types of land uses attract a high potential for contamination classification. The report recommends that this may attract the need for an environmental audit to be undertaken or an Environmental Audit Overlay (EAO) to be applied.

~~Given that the assessment has not localised the source of contamination on each property,~~
~~it~~^{is} is considered that a blanket EAO ~~or environmental audit on the land~~ would be ~~an onerous~~

~~requirement unnecessary~~ and ~~the need to quantify and appropriately treat any contamination could be still achieved, in accordance with the recommendations of the Department of Sustainability and Environment General Practice Note for Potentially Contaminated Land (2005), for sites with high levels of contamination, by including a provision to provide an environmental audit as part of any development of the land for sensitive purposes.~~ ~~further testing should be undertaken to determine the specific area of contamination and identify recommendations for remediation prior to the use of the land for a sensitive use.~~ An application requirement of the UGZ Schedule will require these four properties to undertake ~~a Phase 2 Environmental Site Assessment~~ an environmental audit to determine the extent contamination and the associated remediation works required. The recommendations of the report will be required to be implemented via a permit condition as outlined in the UGZ3.

In relation to the land identified as having medium potential for contamination in the Phase 1 ESA (noted as properties 40, ~~60~~, 90, 100 ~~and~~ 130 and 150-152 Bindts Road, Wollert – Properties 1, 2, 3, 4, 5 and 6 in the Land Budget), a Phase 2 ESA is recommended to be undertaken prior to the development of the land for a sensitive use. This will determine the source of the contamination and if further remediation works are required.

The Boral Quarry site is currently operational in the precinct and is expected to continue extraction and concrete batching operations into the near future. As discussed earlier in this report a specific provision in the UGZ3 will outline a requirement for referrals of any application within 500 metres of the Extractive Works Area to DEDJTR to ensure the protection of these land uses but also assess the impact of the quarry operations on surrounding land uses.

Direction No. 9 Metropolitan Strategy

The amendment implements the growth area elements of the metropolitan strategy. The amendment provides for fully serviced new urban neighbourhoods in a designated growth area.

Initiative 1.5.3 Support the planning of other activity centres

A new Village Town Centre (Local Town Centre) is planned within the precinct which will also service the existing surrounding community. Higher residential densities will be encouraged in and around the catchments to this centre. This will result in some investment and job generation.

Existing centres at Epping Central and South Morang will benefit from the population increase in the area as a result of the development of the precinct.

Initiative 1.5.4 Accelerate investment in Melbourne's growth areas to increase local access to employment

The amendment will provide access to local employment within the Village Town Centre.

Initiative 2.1.1 Apply the reformed residential zones

The amendment applies the General Residential Zone. The housing element of the PSP and associated plan 4 outlines where higher densities can be achieved, nearby the Village Town Centre and high amenity areas.

Initiative 2.1.4 Develop more diverse housing in growth areas

Greater housing diversity will be encouraged through the provisions within the PSP and the application of the General Residential Zone. This will be assisted by the PSP requiring subdivisions to provide for a range of lot sizes capable of accommodating a wide range of housing types.

Initiative 2.2.4 Increase housing choice within walkable distance of railway stations in the growth areas

The provisions of the PSP aim to achieve a diversity of lot sizes capable of delivering a range of housing types particularly within proximity to the Village Town Centre and high amenity areas along the conservation area.

Initiative 3.3.1 Improve roads in growth areas and outer suburbs

The amendment defines a new road network that builds on the existing roads in the area. The Quarry Hills Development Contributions Plan (DCP) allocates funding for the construction of a new road network, including the construction of three bridges connecting the new community with the existing neighbourhood. The DCP will also fund the construction of a major intersection at Findon Road to the south of the PSP.

Initiative 3.3.2 Improve outer-suburban rail and bus networks

The amendment provides for a bus-capable road along the North-South connector road which will serve the vast majority of the precinct. Development of the area will generate additional patronage demand that will feed into improved bus services in the area.

Initiative 4.1.1 Support a network of vibrant neighbourhood centres

A new Village Town Centre (Local Town Centre) and Local Convenience Centre ~~is~~ are planned central to the new residential area. Higher residential densities will be encouraged in the residential catchments of town centres. The road network and location of the centre has been planned to maximise the commercial viability of planned town centres.

Initiative 4.1.2 Support local governments to plan and manage their neighbourhoods

The amendment demonstrates planning for a local community through provision of the range of land uses and facilities that a residential community are likely to need on daily and weekly basis. The amendment area is well connected to significant employment areas in the region and the central city.

Initiative 4.3.1 Implement design guidelines to promote walking and cycling neighbourhoods for healthy living

The amendment requires new development to deliver a planned pedestrian and cycle network that provides a safe and direct access throughout the precinct, to planned recreation trails along Darebin Creek and to the Village Town Centre. Walking and cycling paths must also be integrated into roads designed primarily for vehicle use.

Initiative 4.4.2 A Coordinated approach to the delivery of Education, Health, Recreation and Cultural Facilities

A potential government primary school and community centre is planned on the North-South connector road to provide good access without the noise and traffic disruption normally associated with primary arterial roads. These facilities are also planned together so as to increase opportunities for these uses to share land and services.

Initiative 4.5.2 Provide new neighbourhood parks and open space

The amendment sets aside 3.34% of the precinct's developable land for local parks. Local parks are located within reasonable walking distance of all planned residential areas and will build upon the amenity of the wetland areas within the precinct by providing passive recreation opportunities adjacent to each wetland. The approval of the amendment will facilitate the transfer of 180 hectares of land into public ownership for the Quarry Hills Regional Parkland. The PSP provides for suitable connections into this park where possible.

Initiative 5.1.2 Ensure settlement planning in growth areas and peri-urban areas responds to natural hazards

The amendment area is within the Bushfire Prone Area as discussed elsewhere in the report. All developable land is located out of areas that are known to flood. Land along the Darebin Creek is identified for long term conservation of nationally threatened species and

local ecosystems. The planned road network will facilitate numerous land use configurations over time allowing flexibility for the suburb to grow and change.

Initiative 5.2.1 Increase the protection and restoration of biodiversity areas

Land along the Darebin Creek is identified for long term conservation of nationally threatened species and local ecosystems as identified as Conservation Area 34 in the BCS.

The PSP provides for the protection and enhancement of the Darebin Creek and the creation of habitat for the Growling Grass Frog within the designated conservation area of the Darebin Creek. The construction of the wetlands and change in hydrology may impact on the survival of this species, therefore a condition within the PSP requires salvage and translocation of the species if found.

Local Parks have been located to maximise retention of the Grassy Eucalypt Woodlands and River Red Gums found within the precinct.

Initiative 5.2.2 Protect the values of our waterways

An appropriate drainage scheme will be implemented for the precinct to divert stormwater to natural wetlands and retarding basins. Water Sensitive Urban Design (WSUD) measures within developments will ensure storm water itself is treated to a quality fit for return to the natural watercourse.

The construction of wetlands for the Growling Grass Frog will assist in improving the water quality of the area and control water flows back into the Darebin Creek.

Initiative 5.4.1 Integrate noise and air quality guidelines into land use and transport planning provisions

The precinct location is generally shielded from significant noise sources and poor air quality. Where this is not possible residential buildings should be designed in accordance with the existing planning scheme so as to protect residents from noise and air emissions.

Provision is made to protect the existing Boral Quarry and Batching Plant in the precinct by ensuring new sensitive uses do not establish near them while they remain operating, which in turn protects future residents from emissions.

Initiative 5.6.2 Protect our open space waterway corridors from inappropriate development

The PSP includes requirements and guidelines to require development to have an appropriate sensitive interface to the Darebin Creek and Quarry Hills Regional Park to ensure the amenity of these spaces are enhanced.

Land along the Darebin Creek is also identified for long term conservation of nationally threatened species and local ecosystems.

Initiative 7.3.1 Increase the productivity of the Victorian economy by improving the utilisation of existing and proposed state infrastructure

The amendment adjoins the future E6 road corridor, which will provide a high speed transport link to residents of the west and north.

Direction No. 11 Strategic assessment of amendments

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

Direction No. 12 Urban growth areas

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

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

The *Northern Growth Corridor Plan* (North GCP) applies to the land. The Northern GCP identifies land uses in the precinct including the 'E6 Road Reserve' as a principal freight network at the precinct's western boundary, and the Utilities Easement (electricity and gas) along the southern boundary. Residential use makes up the balance of the precinct bound by 'Proposed Regional Open Space' on the eastern boundary (Quarry Hills Regional Park) and the E6 Road Reserve along the western boundary. The Darebin Creek and its environs are identified as an existing 'creek' with 'biodiversity values'.

The amendment implements the land use aspects of the Northern GCP by describing a residential precinct with amenities including a local town centre, recreation and community uses. The Darebin Creek corridor is set aside for conservation and open space.

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

Objective one: To establish a sense of place and community

This precinct places significant focus on its links to the Quarry Hills Regional Parkland and natural areas as major contributors to local character. Retention of vegetation, including conservation protection and management in perpetuity of the creek corridor and locally significant River Red Gums are delivered by the PSP. Strong access links to these open space areas also contribute to this outcome.

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

The amendment applies the General Residential Zone. The housing element of the PSP and associated Plan 4 outlines where higher densities can be achieved within the precinct, nearby the Village Town Centre and high amenity areas.

The incorporation of the 'Small Lot Housing Code standards for construction of a single Class 1 building and associated Class 10a buildings on an allotment' (SLHC) into the Whittlesea Planning Scheme removes the need for a planning permit for a dwelling on a lot less than 300 square metres in area subject to compliance with the SLHC. This is expected to encourage an increased provision of small lots and streamline the provision of new housing.

Objective three: To create highly accessible and vibrant activity centres

Quarry Hills Village Town Centre is located central to the residential catchment of the precinct. It has been located at the junction of the extension of Harvest Home Road and the main North-South connector which feeds into the major roads including Epping Road and Findon Road. It is considered that this will allow for a maximum patronage which will ensure the long term viability of the centre. The precinct is also afforded convenient access to high order town centres including Epping Central and South Morang.

Objective four: To provide for local employment and business activity

Employment and business activity in the precinct are focussed on retailing, commercial and community uses. With high levels of projected future employment and industrial development in the greater northern growth region, it is envisaged that future residents will have access to a range of employment opportunities. Private and public community uses and schools are also likely to contribute to local employment.

Objective five: To provide better transport choices

Land is set aside for the proposed E6 Transport Corridor, a long term proposition with no detailed plans currently available.

The connector road network adapts to the barriers presented by focusing on access to the town centre, key local facilities and key surrounding access roads. Surrounding roads providing key access include Lehman's Road (to the north), Harvest Home Road (to the east) and Findon Road (to the south).

The cycle and walking trail networks will aim to provide access to key local destinations as well as services to the west.

Rail transport is currently provided at Epping and South Morang to the south. A public transport corridor is protected as part of the Epping North Growth Corridor that allows for the future rail extension to Craigieburn Road. While the timeframe for this development is unknown it will provide an alternative source of public transport to service Quarry Hills.

Local bus services will ultimately be available via the connector road network.

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

All of the elements planned for the precinct, as described in the response to objectives above and below, have sustainability and climate change adaptability built into their design. They provide for:

- Reduced travel times to key services and multiple mode and route options for travel including by means other than the currently dominant private car mode
- Management of natural systems and the effects of development on natural systems, so as to minimise or offset detriment to those systems
- Efficient use of land for multiple purposes where practicable.

Objective seven: To deliver accessible, integrated adaptable community infrastructure

The community facility hub including community health and education centres, the potential government primary school and central park are co-located to provide opportunities for more efficient use and vibrant public places.

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

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

Provisions in the incorporated documents and associated ordinance are designed to be implemented at the subdivision development stage. At this point requirements and guidelines are designed into subdivision plans (e.g. spatial outcomes), implemented through permit conditions (e.g. development and biodiversity contributions), implemented through referral authority agreements (e.g. essential services) or required to be applied as restrictions on title (e.g. Small Lot Housing Code).

This provision for a single permission after approval of the PSP is central to providing certainty and clarity in the planning process.

Additionally, flexible applied zones that follow the pattern of development rather than lead it allow flexibility when the PSP is followed through in the detail of subdivision and land use layouts.

The reformed General Residential Zone will be applied to the precinct facilitating residential and associated land uses in a manner similar to existing growth area precincts. The PSP remains the guiding document for neighbourhood development. The Commercial 1 Zone, complemented by as-of-right floor space limits in the UGZ schedule, will allow for competitive development of growth areas centres.

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

As discussed above most outcomes will be delivered through subdivision permits prior to translation of the PSP to standard provisions. Subdivision permits will implement most of the non-standard provisions.

An assessment of how development has proceeded and where public land uses have been established closer to the time of translation will provide a better guide to where zones boundaries should be settled.

Other than the UGZ3, standard provisions are used to implement the plan including open space contributions through Clause 52.01, development contributions through the Schedule 13 to Clause 45.06 and the management of native vegetation through Clause 52.17. These will stay in place until all relevant contributions are collected and native vegetation is securely managed or offset.

Direction No. 11 Strategic assessment of amendments

This explanatory report addresses the requirements of this direction.

S46m(1) - Direction on Development Contributions Plan

This Direction seeks to direct planning authorities in relation to the preparation and content of a development contributions plan. Items (works, services and/or facilities) funded by the Quarry Hills DCP is in accordance with these relevant Ministerial Directions. The Quarry Hills DCP specifies contributions to be made for development infrastructure such as roads, bridges, sporting fields and community facilities.

• How does the amendment support or implement the State Planning Policy Framework?

The amendment represents an integrated decision making process that balances the conflicting objectives of the relevant State planning policies as follows:

- Clauses 11.01 Activity centres, 11.02 Urban growth, 11.03 Open space - The amendment incorporates a precinct structure plan and development contributions plan. These plans set out an orderly structure for development of the precinct including the location and function of activity centres taking into account the existing and planned network of centres in the region, bringing zoned land supply to the market, providing land with good proximity to existing and planned amenities and services, and infrastructure.
- Clause 12.01 Biodiversity - Offsets for vegetation removal and habitat areas for nationally and state significant species will be provided in accordance with the Commonwealth EPBC Act approval for urban development in Melbourne's Growth Areas. The amendment reinforces existing protection of land for the ongoing conservation and enhancement of the Darebin Creek corridor as a significant existing natural asset.
- Clause 16.01 Residential Development - Housing in the precinct will be fully serviced. New residents will have access to existing services and employment opportunities in the community in adjacent developed neighbourhoods and through provision of new infrastructure in the precinct. The precinct structure plan sets out a range of housing densities that can be accommodated in the precinct.
- Clause 17.01 Commercial - The amendment provides for a Village Town Centre and opportunities for localised employment for future residents, generating approximately 400 jobs. The precinct is well located to access surrounding activity centres including both the Epping Central and South Morang Activity Centres. The closest local town centre is located 2km to the west of precinct at Lyndarum, anchored by a supermarket.
- Clause 18.01 Integrated Transport, 18.02 Movement networks - The proposed road network provides a robust structure for traffic and transport movement within and through the precinct. Rail Transport is currently provided at Epping and South Morang to the south, with opportunities for future connections further north. Initial public transport will most likely consist of Bus Rapid Transit services along this route.
- Clause 19.02 Community infrastructure, 19.03 Development infrastructure - A comprehensive development contributions plan has been prepared for the precinct. The amendment provides the strategic basis for that plan including roads, intersections, bicycle paths and sports facilities. Water, sewer and drainage services are readily connectable from adjacent development into the precinct.

- **How does the amendment support or implement the Local Planning Policy Framework?**

The amendment is supported by the LPPF, in particular Clause 21.06-1, as it provides for the residential development of land that draws on the natural features of the site and incorporates this into the future development. Further, the development of the land will be managed in a way that effectively integrates the landscape, and avoids inappropriate incursions into environmentally sensitive areas. The interface with the Quarry Hills Regional Parkland will be appropriately managed, as directed by the PSP.

The development design process has been prepared in mind of the presence, retention and enhancement of existing River Red Gums within the future urban form. The Amendment has also been prepared in consultation with the following elements of the Municipal Strategic Statement:

Clause 21.04 – Settlement. This policy provides a strategic framework and vision for Whittlesea. The PSP aims to meet the objectives as follows:

- Objective 1: To define the role and extent of a series of activity centres which establish a focus for the provision of accessible goods and services, employment generation, community meeting places and associated land uses.
- Objective 2: To effectively manage urban growth in a manner that maximises beneficial relationships between compatible land uses and which avoids inappropriate incursions into non-urban or environmentally sensitive areas.
- Objective 3: To plan for the comprehensive leisure and recreation needs of existing and future residents and to support the establishment of tourism enterprises that are compatible with the local environment and pattern of land uses.

- **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment meets the form and content requirements of the Victorian Planning Provisions. Importantly, the application of the UGZ is considered an appropriate tool to apply a suite of Victoria Planning Provision zones to guide future use and development of the site through the specification of conditions and requirements for permits.

- **How does the amendment address the views of any relevant agency?**

The amendment and the Quarry Hills Precinct Structure Plan have been prepared in consultation with affected agencies. Amongst others key relevant agencies include Department of Environment, Land, Water and Planning, Public Transport Victoria, VicRoads, Melbourne Water, Department of Education and Training, Department of Economic Development, Jobs, Transport and Resources, Parks Victoria, Office of Aboriginal Affairs Victoria, including the Wurundjeri, Yarra Valley Water and the Country Fire Authority.

Provisions throughout the amendment documents have been included and amended to accommodate the views of these agencies.

- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is likely to have a significant impact on the transport system at a local level. It will require upgrades to nearby parts of the regional road network and will allow the creation of a new local road network that will set the future pattern of development in the precinct. It will contribute to the development of the bus network in the area.

The proposed additions and changes to the existing transport system in and adjacent to the precinct will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment in housing and local retail services in the area.
- Enabling efficient access to existing and planned employment and services in and around the local area and region through connections to the nearby arterial road network and planned extensions to bus services.
- Ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes.
- Providing locally based sports and recreational facilities to reduce the need for extended travel.
- Designing roads that are of a suitable scale and compatible with the expected travel demand and that provide a suitable scale and impact in relation to likely adjoining development infrastructure provided for through a Development Contributions Plan will generally be provided as sufficient demand arises for the relevant infrastructure item and provides the opportunity for the efficient construction of items concurrent with subdivisional development.
- Integrating the construction of bus stop facilities with the development process to minimise construction costs and provide the opportunity to optimise the location of bus stops and design of roads in relation to bus routes and associated facilities.
- Integrating relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of the amendment.

Resource and administrative costs

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

The amendment will have minimum impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP in the Whittlesea Planning Scheme will facilitate the future orderly and proper planning of the area. In most cases a single subdivision permit will capture all of the development requirements for a particular site.

Further, the UGZ Schedule 3 has been structured in such a way that the ultimate translation to conventional Victorian Planning Provisions zones can occur in a timely and efficient manner once the land has been substantially developed.

Where you may inspect this Amendment

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

City of Whittlesea	Metropolitan Planning Authority
Municipal Offices	Level 25
25 Ferres Boulevard	35 Collins Street
South Morang 3752	Melbourne 3000
www.whittlesea.vic.gov.au	www.mpa.vic.gov.au

The amendment can also be inspected free of charge at the Department of Transport, Planning, and Local Infrastructure website at www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 18th May 2015.

A submission must reference 'Quarry Hills PSP' and be sent to:

Metropolitan Planning Authority

Level 25, 35 Collins Street
MELBOURNE, VIC, 3000

Or via email at: amendments@mpa.vic.gov.au

Panel hearing dates

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

- Directions hearing: Week commencing 15th June 2015*
- Panel hearing: Week commencing 20th July 2015*

* Please note dates are subject to change.