

PSP 1094

# Quarry Hills

C188

## Appendix 8

January 2016



## WHERE TO INSPECT THE AMENDMENT AND HAVE YOUR SAY

Electronic copies of Amendment C188 to the Whittlesea Planning Scheme are available from the MPA and Department of Environment, Land, Water and Planning websites:

[www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

[www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection)

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

**METROPOLITAN PLANNING AUTHORITY**  
Level 25  
35 Collins Street  
MELBOURNE VIC 3000

**WHITTLESEA CIVIC CENTRE**  
25 Ferres Boulevard  
SOUTH MORANG VIC 3752

If you wish to make a submission on Amendment C188 to the Whittlesea Planning Scheme, comments must be made to the MPA at the postal address below or via e-mail to [amendments@mpa.vic.gov.au](mailto:amendments@mpa.vic.gov.au). Please ensure that any comments in respect of Amendment C188 to the Whittlesea Planning Scheme are received by **18th May 2015**.

## NEXT STEPS

If you wish to discuss the Plan, please do not hesitate to contact the MPA to arrange a meeting time.

### FOR MORE INFORMATION PLEASE CONTACT:

**Charlene McCoy**, Senior Urban Planner  
Metropolitan Planning Authority  
Phone: (03) 9651 9600  
[charlene.mccoy@mpa.vic.gov.au](mailto:charlene.mccoy@mpa.vic.gov.au)

**Fiona McDougall**, Senior Precinct Structure Planner  
Metropolitan Planning Authority  
Phone: (03) 9651 9600  
[fiona.mcdougall@mpa.vic.gov.au](mailto:fiona.mcdougall@mpa.vic.gov.au)

**Lenice White**, Senior Strategic Planner  
City of Whittlesea  
Phone: (03) 9217 2513  
[lenice.white@whittlesea.vic.gov.au](mailto:lenice.white@whittlesea.vic.gov.au)

*Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.*

## WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Metropolitan Planning Authority in accordance with Part 3 of the *Planning and Environment Act 1987*. Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. Your submission will be made available for public inspection at the premises of the MPA until two months after gazettal of the resulting planning scheme

amendment. Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request.

Your contact details will be removed from your submission before it is released to other parties, but may be used to contact you in relation to the amendment.

By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the MPA website at [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au) or phone the MPA (9651-9600).

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## CONTACT US

### METROPOLITAN PLANNING AUTHORITY

Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | [info@mpa.vic.gov.au](mailto:info@mpa.vic.gov.au) | [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

The Metropolitan Planning Authority is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would like to receive regular email updates on the work of the MPA, please register via our website [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

**2434 new homes**

**Village feel town centre**

**180 hectares of parkland  
on the doorstep**

## WHERE THE CREEK MEETS THE HILLS

In August 2014, the Metropolitan Planning Authority (MPA) and the City of Whittlesea notified you about a plan to guide the development of a residential community on land known as the Quarry Hills precinct.

Feedback from informal consultation on the draft plan has since been incorporated into a revised Precinct Structure Plan for formal exhibition.

The Quarry Hills Precinct Structure Plan (shown overleaf), prepared by the Metropolitan Planning Authority (MPA) in collaboration with the City of Whittlesea, is now available for public comment. A draft Development Contributions Plan (DCP) has also been prepared for the precinct.

The plan applies to 285 hectares of land and will ultimately support development of a residential community of about 6800 homes in an attractive parkland setting. This plan also sets out future development of a local town centre, new transport connections and upgrades to existing roads and walking/cycling trails, sports fields and community facilities. This area is bound to the north by Lehmans Road, to the east by the Quarry Hills Regional Parkland, an existing transmission easement to the south and the E6 Public Acquisition Overlay to the west.

A PSP sets out a vision for developing new precincts and is the primary plan for guiding new development in growth areas. A draft Future Urban Structure is shown on the next page.

Consultation with government departments and agencies, utility providers, council, landowners and other key stakeholders has helped shape these plans. Extensive site research and background reports have also been completed to help inform the Precinct Structure Plan and Development Contributions Plan.

Background reports have assessed biodiversity values and aboriginal cultural heritage values along the Darebin Creek, integrated water management and drainage, the transport network and associated costings, land valuations, employment and retail demand analysis, and community infrastructure provision. Finalised reports will be available on the MPA website.

The MPA wishes to hear your views on the PSP, DCP and amendment documents. Please provide your submission to the MPA in writing by **Monday 18th May 2015**.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C188 OF THE WHITTLESEA PLANNING SCHEME  
UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987.




**PROPOSED CHANGES TO THE WHITTLESEA  
PLANNING SCHEME AMENDMENT C188  
(QUARRY HILLS PSP)**

In order to implement the Quarry Hills Precinct Structure Plan, an amendment to the Whittlesea Planning Scheme Amendment is required to be undertaken. The Planning Scheme Amendment:

- Inserts Schedule 3 to Clause 37.07 Urban Growth Zone (UGZ) into the Whittlesea Planning Scheme and applies the UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- Rezones land from Farming Zone (FZ) to UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- Rezones land from Farming Zone (FZ) to Rural Conservation Zone (RCZ) along the Darebin Creek and Growling Grass Frog Conservation Area.
- Rezones land from Rural Conservation Zone (RCZ) to UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- Rezones land from Special Use Zone Schedule 4 to UGZ Schedule 3 (UGZ3) to part of the land within the amendment area.
- Inserts Schedule 8 to Clause 37.01 Special Use Zone (SUZ) into the Whittlesea Planning Scheme and applies the SUZ Schedule 8 to the transmission easement within the amendment area.
- Rezones land from Farming Zone to Special Use Zone Schedule 8 (SUZ8) to land within the transmission easement within the amendment area.
- Inserts Schedule 3 to Clause 43.03 Incorporated Plan Overlay (IPO) into the Whittlesea Planning Scheme and applies the IPO Schedule 3 (IPO 3) to land zoned Rural Conservation Zone within the amendment area.
- Inserts Schedule 13 to Clause 45.06 Development Contributions Plan Overlay (DCPO) into the Whittlesea Planning Scheme and applies the DCPO Schedule 13 to land within the amendment area.
- Deletes Environmental Significance Overlays Schedule 1 (ESO1) & Schedule 2 (ESO2) from land within the amendment area.

- Amends the Schedule to Clause 52.01 to provide for passive open space contributions for land within the amendment area.
- Amends the Schedule to Clause 52.17 to identify native vegetation that can be removed without the need for a planning permit.
- Amends the Schedule to Clause 61.03 to update the planning scheme maps in the Whittlesea Planning Scheme.
- Amends 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".

**VISION**

Quarry Hills will be a unique community where landform, landscape character and connection to the Quarry Hills Regional Parkland and the Darebin Creek are key planning and design drivers. The precinct is one which will be defined by its physical and visual connection to green links, unique topographical features and a centralised town centre which ensures a sustainable, self sufficient community.

Quarry Hills will seek to be:

- An innovative, well designed residential development which respects and works with its environmentally sensitive surrounds.
- A site responsive development that compliments the topographical features and instills a strong sense of place.
- A sustainable and self sufficient community with access to local retail, education and associated community facilities.
- Connected to the natural environment through physical and visual links to the Quarry Hills Regional Parkland the Darebin Creek corridor, and other natural features such as the River Red Gums located across the site.
- A place of housing diversity and housing choice, that caters for a diverse future community.
- A connected community with access to public transport, open space networks, and community facilities.

- precinct area
- urban growth boundary
- village town centre
- residential
- potential government school
- community facilities
- sporting fields (credited open space)
- local parks (credited open space)
- growling grass frog Cat1 (service open space)
- 1 in 100 flood level
- drainage corridor (service open space)
- drainage easement -yarra valley water (service open space)
- stormwater quality treatment areas (service open space)
- darebin creek
- extractive works area
- quarry extractive works area buffer (500m)
- electricity easement
- E6 road reservation
- boulevard connector street
- high street
- local access street
- crossing
- local access point (quarry hills regional park)