

PSP 1094

Quarry Hills

Precinct Structure Plan

C188

Amendment to the Whittlesea Planning Scheme

Panel Hearing
Commencing 9 February 2016
Heard at Melbourne

January 2016

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PART A

Introduction & Amendment overview

1. Introduction

This submission is made on behalf of the Metropolitan Planning Authority (MPA).

The MPA is the Planning Authority for Amendment C188 to the Whittlesea Planning Scheme (the Amendment).

The Amendment has been prepared by the MPA in collaboration with the City of Whittlesea (CoW) with the support of the relevant stakeholders, landowners and government agencies.

Formal exhibition of the Amendment commenced on 16 April 2015, and concluded on 18 May 2015. There were 14 submissions received, of which 4 remain unresolved.

2. Preliminary matters – Panel directions

2.1. Formal response to all submissions

A summary of unresolved submissions accompanies this submission, which details the matters which the MPA consider to be outstanding and require referral to the Panel. A list of changes is also provided which sets out the MPA's position in response to the matters raised by the submitters and what changes are intended to be made to the documents to address these issues.

On 10 November 2015, submitters were invited to attend a Growling Grass Frog Crossings Design and Costing Conference. The output of the conference was circulated to all parties as well as to Melbourne Water and DELWP on 13 January 2016 and these parties were requested to submit on whether the revised design and costings have addressed concerns related to the bridge design and its associated costs. To date, Stockland (Submission 5), Findon Pastoral Company Pty Ltd (Submission 6), Melbourne Water (Submission 7), City of Whittlesea (Submission 11) and Property Subdivision Corporation (Submission 14) have advised that the revised design and costs have addressed their concerns. To date no other submissions have been received in relation to this matter.

Furthermore, since exhibition and in response to submissions and following discussions with the relevant parties, the following changes are proposed to the PSP:

- Melbourne Water, City of Whittlesea and MPA have coordinated the establishment of a Drainage Strategy Study over the precinct which is now proposed to be included in the PSP. This is contained in appendix 9 and was circulated on 18 January 2016, to all landowners.
- Other minor amendments include the shaping of roads along the conservation areas and waterways to minimise the undevelopable spaces of land.
- In response to comments from EPA and DEDJTR, it is proposed that the quarry extractive works area buffer of 500m be more clearly shown around the quarry within Plan 2: Future

Urban Structure Plan. This is contained in appendix 10 and was circulated on 18 January 2016, to all landowners.

- An indicative staging plan is proposed to be included within Clause 3.9 of the PSP (Precinct Infrastructure and Staging) to show how transitional operations may occur whilst the quarry is in operation. To provide for areas developed to the north an indicative Local Convenience Centre is shown within the northern portion of the PSP to provide for residents prior to the construction of the Village Town Centre in the south. This can be viewed at appendix 11.
- Deletion of the Figures 1-3 referred to in Guideline 12 to provide more flexibility in relation to how development should address slopes greater than 10%.
- Delete clerical error which references arterial road construction at Section 2.3.1 of the DCP, and to replace this with the reference to connector roads construction.
- In response to CFA feedback, the following changes are proposed in relation to bush fire management:
 - Deletion of Plan 10: Bushfire management and Figure 7: Bushfire Prone Area Interface
 - Deletion of Bushfire Management Requirements R78, R79 and R80.
 - Whereby specific requirements within the PSP are removed, bush fire management requirements are proposed to be incorporated into the Urban Growth Zone Schedule 3 which will detail how bushfire risk will be managed.

Along with the changes stated above, an error in the Land Budget has been corrected which resulted in a slight shift of the community facilities west. In order to demonstrate the effects of these changes, an updated Future Urban Structure (Plan 2 of the PSP) and Summary Land Use Budget (Table 1 of the PSP) has been attached at appendix 10 and 12 of this submission. It should be noted that any affected changes to tables and maps within the PSP, will be updated to reflect the updated Future Urban Structure and Summary Land Use Budget.

An issue in the DCP raised by the City of Whittlesea highlights an oversight in the methodology undertaken for the land valuations. Specifically, the DCP applies a Public Land Equalisation Methodology (PLEM) for the calculations of compensation. This requires a broad hectare valuation for the precinct. The current figures used for these land valuations are applied on a site specific basis, with no additional broad hectare valuations. It is the MPA's intention to conduct new land valuations that reflect a broad hectare approach consistent with the PLEM methodology.

In order to give a general indication of the contribution per Net Developable Hectare rate, an updated Summary of Charges (Table 1 of the DCP) has been included in appendix 13. It should be noted that the figures within this table are based on the incorrect land valuation methodology, and are subject to some changes based on the new valuations. The figures are being distributed in order to demonstrate the effects of the three new bridge costings in the DCP.

A table responding to the unresolved matters raised by submitters can be found at Appendix 1. The list of changes table can be found at Appendix 2 and a copy of the proposed track changes to the planning scheme ordinance can be found at Appendix 3.

Any subsequent communications between the MPA and stakeholders since circulation of this Part A statement will be addressed on Day 1 of the Panel hearing.

2.2. Proposed changes to documents table

If required, any further changes to the documents from what was circulated on the 22 January 2016 will be tabled on Day 1 of the Panel Hearing.

3. Local Context

The precinct covers an area of approximately 280 hectares of land as illustrated in Figure 1 (Page 6), and is located on the periphery of Wollert, South Morang and Epping. The Quarry Hill Precinct Structure Plan (QHPSP) is bound by Lehmans Road, the Urban Growth Boundary to the north, the extension to the Quarry Hills Regional Parkland, the Urban Growth Boundary to the east, an existing transmission easement to the south and the E6 Public Acquisition Overlay to the west.

The PSP is anticipated to accommodate 2,358 new households.

Figure 1 Regional Context Plan



3.1. Surrounding land use and development

The precinct lies immediately east of the Stockland Eucalypt Estate and immediately north of Epping. The Urban Growth Boundary (UGB) and proposed extension to the Quarry Hills Regional Parkland lies to the east of the precinct. Semi-rural farmland lies to the north beyond the UGB. The Wollert Precinct Structure Plan, being considered as Amendment C187 to the Whittlesea Planning Scheme, is located to the north-west of the QHPSP area.

The reservation for the proposed E6 arterial road (currently covered by a Public Acquisition Overlay 6) forms part of the western edge precinct. It is proposed that the E6 will provide north-south connections from the Hume Freeway to the Metropolitan Ring Road to the south. It is noted that the reservation covers a substantial area of the Darebin Creek and submissions on the detailed design of the road have been raised. The MPA understands that there has been no detailed design work for the road undertaken to date.

3.2. Rail services and bus network

Fixed rail public transport is available several kilometres south of the Wollert Precinct at Epping on the South Morang line and west of the precinct at Craigieburn. A high capacity public transport corridor reservation extends from Lalor Station (also on the South Morang train line) northwards to Craigieburn Road East. The Wollert PSP proposes an extension of this reservation northwards to the south of the Wollert Major Town Centre.

Currently, no bus routes service the area in which the precinct is located. However the provision of a future bus capable road network is proposed as part of the QHPSP. Public Transport Victoria have no objection to the amendment proceeding as proposed.

3.3. Open space

The precinct is located at the foot of the Quarry Hills Regional Parkland. The development of the QHPSP will facilitate the transfer of approximately 180 hectares of land into public ownership for the Quarry Hills Regional Parkland. A masterplan for the parkland has been prepared by the City of Whittlesea. The QHPSP will anchor off this special area of Regional Open Space, providing future residents with convenient access to a range of passive and informal recreation uses. The parkland will sit in addition to the local open space and Central Park within the Quarry Hills Precinct Structure Plan area, but will be well linked through a series of integrated pedestrian and cyclist paths.

The Darebin Creek and the Growling Grass Frog Conservation Area also traverses the precinct and will accommodate biodiversity outcomes whilst providing for passive recreation opportunities for residents.

The Central Park sporting reserve will accommodate the delivery of sports such as Australian Rules, cricket, tennis as well as multipurpose indoor and outdoor facilities. The local parks have been nominated to serve their local catchment and preserve natural features such as River Red Gums where practicable.

4. Framework for Growth Area Development

Growth area planning is guided by a hierarchy of plans prepared by state and local governments at a municipal or precinct level. The hierarchy of plans provide the framework for growth area planning and development and seek to achieve the objectives of the *State Planning Policy Framework*.

4.1. Background

The Urban Growth Boundary (UGB) designates the long-term limits of urban development and where non-urban values and land uses should prevail in metropolitan Melbourne.

The UGB first came into effect in 2002 in conjunction with the release of *Melbourne 2030*. This plan establishes the long term plan for land within the UGB, including the intention to review the boundary at an appropriate time in the future.

Melbourne at 5 Million in 2008 and the subsequent *Delivering Melbourne's Newest Sustainable Communities Program Report 2009* facilitated the expansion of the UGB in 2010. It was at this time that the land which forms the Quarry Hills precinct was brought into the UGB.

Work on Melbourne's Growth Corridor Plans began in 2011, with consultation at the end of the same year. These plans were formally approved by the Minister of Planning in mid-2012. These are discussed in more detail below.

4.2. Growth Corridor Plans: Managing Melbourne's Growth

The *Growth Corridor Plans: Managing Melbourne's Growth* (GCP) are high level integrated land use and transport plans that provide a strategy for the development of Melbourne's growth corridors over the next thirty to forty years.

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

The GCP identifies:

- the 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.

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.

The North Growth Corridor Plan covers Melbourne's northern corridor and includes large areas of the City of Whittlesea, Hume City Council and Mitchell Shire Council. The precinct lies within the North GCP.

The North GCP outlines key existing and future infrastructure items in direct proximity to the precinct that will provide direct or flow-on benefits to future residents in the area, including:

- Roads and public transport
 - The Melbourne-Sydney rail line will act as an integral part of the Northern Growth Corridor with development opportunities focused around this asset
 - Planning for connected high capacity public transport corridor with the potential for rail
 - Bus capable roads within the precinct for local bus routes
 - E6 transport corridor / Outer Metropolitan Ring road
 - The Hume Freeway
- Community, health and education facilities
 - La Trobe University and RMIT at Bundoora, Kangan Institute at Broadmeadows and Craigieburn and NMIT at Epping and Greensborough will provide the northern corridor with post compulsory education opportunities
 - Northern Hospital at Epping and Kilmore and District Hospital are currently are being expanded
 - Primary, secondary and tertiary health services provided by the Northern Hospital, Epping and development of super clinics at Wallan and South Morang
 - Donnybrook and Mickleham town centres will provide comprehensive and specialist education health and community facilities
- Employment
 - Broadmeadows Metropolitan Activity Centre is expected to be the primary regional centre of the North Corridor, complemented by Epping primary town centre and a new principal town centre at Donnybrook as well as a network of existing and planned major town centres across the corridor
 - New major town centres are identified at Mickleham, South West Beveridge, Wollert, South Morang and Mernda
 - Industrial employment precincts at Wollert, Mickleham and Donnybrook Road
- Open space and biodiversity
 - Protection of the Darebin Creek and Merri Creek via the Biodiversity Conservation Strategy
 - Suitable habitat along the Darebin Creek for Growling Grass Frog
 - Metropolitan Trail Network.

The approved North Growth Corridor Plan identifies the Quarry Hills Precinct as primarily residential with the Darebin Creek nominated as having 'Biodiversity values' for the Growling Grass Frog.

4.3. Melbourne's Strategic Assessment and Biodiversity Conservation Strategy

4.3.1 Melbourne's Strategic Assessment (MSA)

In June 2009, the Victorian and Commonwealth governments agreed to undertake a strategic assessment of the Victorian Government's urban development program *Delivering Melbourne's Newest Sustainable Communities*

The program involves urban development in four growth corridors and in 28 existing urban precincts, as well as the development of a Regional Rail Link Corridor between Werribee and Deer Park and the Outer Metropolitan Ring/E6 Transport Corridor.

The areas included in the program and covered by the MSA are:

- Areas added to the Urban Growth Boundary by planning scheme amendment VC68 (the 2010 Urban Growth Boundary) – this includes the Quarry Hills precinct
- Areas in the Outer Metropolitan Ring/E6 Transport Corridor and the Regional Rail Link corridor
- Areas in the existing 28 urban precincts within the 2005 Urban Growth Boundary.

The Melbourne Strategic Assessment (MSA) evaluates the impacts of the Victorian Government's urban development program for Melbourne on matters of national environmental significance (MNES) protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). It also establishes conservation measures to mitigate these impacts. The MSA required the Victorian Government to make commitments to the Commonwealth Government in relation to conservation outcomes and measures to protect these MNES, which are outlined in *Delivering Melbourne's Newest Sustainable Communities Program Report 1* (the Program Report).

The MSA delivers a single environmental approval for both Victorian and Commonwealth environmental regulation for the first time. The program represents a significant cost saving in the order of \$500 million over the expected 30- year period of development, primarily arising from the reduction in holding costs, avoiding opportunity cost associated with land take in the growth corridors and a reduction in information costs and administrative burden.

The MSA commitments included the preparation of the Biodiversity Conservation Strategy (BCS) which describes the overarching strategy for the protection of biodiversity within Melbourne's growth corridors. The BCS sets out the detailed conservation measures required for Victoria to satisfy the commitments made to the Commonwealth Government under the MSA and meet State requirements for biodiversity under the Victoria planning schemes. These conservation measures will be funded using a cost recovery model. The program will generate incomes of close to \$1 billion over the next 40 years towards the delivery of the program.

A copy of the Commonwealth notice to endorse the program to revise the Melbourne Urban Growth Boundary as signed in February 2010 can be found at Appendix 4.

4.3.2 Biodiversity Conservation Strategy

The approved Biodiversity Conservation Strategy (BCS) is the overarching strategy for the protection of biodiversity in the growth corridors and finalises the planning for biodiversity under the Melbourne Strategic Assessment.

The BCS sets out all the conservation measures required to satisfy the commitments to the Commonwealth Government and to meet state biodiversity requirements.

The purpose of the BCS is to:

- Inform and guide the preparation of the Growth Corridor Plans
- Outline how the conservation outcomes for MNES in the Program Report will be achieved spatially within the growth corridors and how impact on the matters of national significance will be mitigated
- Identify land within the growth corridors that is required to be protected due to the sub-regional species strategies and the prescriptions for matters of national environmental significance
- Identify how areas set aside for conservation purposes will be managed; and
- Identify how mitigation measures will be implemented.

Essentially, the BCS identifies those MNES that must be protected and conserved and those areas that can be removed to enable the urban expansion of Melbourne. With regard to the Quarry Hills precinct all areas can be developed for urban purposes with the exception of Conservation Area 34 which relates to the Growling Grass Frog Corridor.

4.3.3 Time Stamping Native Vegetation

The time-stamping project captured and “time-stamped” native vegetation information to establish a native vegetation dataset and maps showing the type, extent and condition of all native vegetation in the growth corridors. This information has been used, along with information on threatened species habitat from the conservation strategies, to calculate habitat compensation obligations and native vegetation offsets for urban development.

The time-stamping data applies to the four growth corridors in the expanded 2010 Urban Growth Boundary and 16 of the existing 28 urban precincts in the 2005 Urban Growth Boundary covered by the BCS.

The Victorian Government undertook extensive consultation as part of the time-stamping project; providing opportunities for landowners to review the Department of Environment Land Water and Planning’s (DELWP) understanding of the native vegetation on their property and submit changes for consideration.

The report *Time-stamping native vegetation data – Public Consultation 2010 – 12 Final Report* (May 2013) outlines the growth corridor native vegetation survey, the public consultation process and explains how the data set was finalised.

4.3.4 Habitat Compensation

The habitat compensation scheme enables collection of offsets for the removal of native vegetation and loss of habitat for threatened species protected under the EPBC Act on land developed for urban uses within Melbourne's growth corridors.

The introduction of a flat fee for native vegetation removal and loss of habitat for threatened species affected by urban development in Melbourne's growth corridors provides a streamlined and consistent offset framework for landowners to make informed decisions about the costs of development. It also means that landowners can meet their offset obligations with an in-lieu payment and will not be required to undertake assessments or enter into negotiations. The availability of staged fee payments acknowledges the scale and sequencing of development in the growth corridors and responds to the request from industry for this flexible payment option to be made available.

The document named *Habitat Compensation under the Biodiversity Conservation Strategy August 2011* provides further details of the cost recovery model, the required fees and the obligations and means by which the habitat compensation system operates.

4.3.5 Growling Grass Frog (GGF) Strategy

Sub Regional Species Strategies have been prepared for specific matters of national environmental significance – the Growling Grass Frog (GGF), Golden Sun Moth and Southern Brown Bandicoot. These strategies informed the preparation of the BCS by identifying important populations, areas to be retained and habitat links.

The three Sub Regional Species Strategies have been approved by the Federal Government.

The GGF Strategy (DEPI, MAY 2013) identified the Darebin Creek as one of the six major streams that contains the most important sites for GGF conservation (see Page 13). This analysis was based on metapopulation nodes that included obvious clusters of GGF records and the full extent of associated habitat along and adjacent to streams to a distance of 200m (more in rare instances). This envelope was intended to encompass the majority of known GGF populations along these streams together with important off stream water bodies and an associated terrestrial habitat buffer (generally 100m). The conservation area was also designed to provide adequate physical space and topographic variation to enable the construction of compensatory habitat (breeding wetlands) within the node. For intervening corridors between metapopulation nodes, a minimum width of 100m each side of the stream was included on the conservation area to provide sufficient habitat to facilitate movement between metapopulation nodes and space for "stepping stone" breeding wetlands to aid migration.

The GGF Strategy describes habitat suitable for the Growling Grass Frog in two categories;

Category 1: Highest strategic conservation significance, habitat to be protected and managed to conserve important populations of GGF

Category 2: Also high conservation significance, however habitat is clearable for urban development provided that compensatory habitat is created

4.3.6 Commonwealth Approval of the Urban Development for North Corridor under the Melbourne Strategic Assessment

On 5 September 2013 the Commonwealth Minister for the Environment approved all actions associated with urban development in the northern growth corridor as described in the BCS. Importantly this approval was issued subject to conditions. Conditions 3 and 4 of the approval are pertinent to Conservation Area 34, which allows for the boundary of the conservation area to be refined and altered with the approval from the Commonwealth Minister for the Environment.

The Approval for urban development can be found at Appendix 5.

4.3.7 Biodiversity Conservation Strategy Matters Specific to the Quarry Hills Precinct

The precinct contains a portion of the Darebin Creek and Conservation Area 34 as per the BCS which seeks to protect the habitat of the GGF species.

In the BCS (DEPI, June 2013), the table on page 129 and located in figure 2 below, describes Conservation Area 34 (which includes the Merri Creek and Darebin Creek). The key rationale is to protect important populations of the GGF and ensure connectivity between populations within the northern growth corridor. The area is designated by the GGF strategy as Category 1 and supports the protection of high quality habitat. The conservation area contributes to ensuring functioning sustainable populations of GGF with connectivity between populations.

Figure 2 Conservation Area 34, Northern Growth Corridor: Growling Grass Frog

Conservation area 34, Northern Growth Corridor: Growling Grass Frog Corridors

Total area and boundary	<ul style="list-style-type: none"> > 1009.74 hectares > Boundaries are shown in Figures 49 a, b and c. <p>Note: The boundaries shown in Figure 49 and the Sub-regional Species Strategy for the Growling Grass Frog may be varied slightly if necessary at the precinct structure planning stage to account for site-specific issues</p>
Management category	<ul style="list-style-type: none"> > Growling Grass Frog conservation, floodplain and open space
Key rationale for protection of area	<ul style="list-style-type: none"> > Protects important populations of Growling Grass Frog and ensures connectivity between populations within the northern growth corridor
Biodiversity values of national significance	<ul style="list-style-type: none"> > Growling Grass Frog within high quality habitat
Biodiversity values of state significance	<ul style="list-style-type: none"> > Growling Grass Frog
Contribution of area to achievement of conservation outcomes in the program report	<ul style="list-style-type: none"> > Contributes to ensuring functioning sustainable populations of Growling Grass Frog with connectivity between populations
Further actions	<ul style="list-style-type: none"> > Vary Growling Grass Frog corridor boundary slightly if necessary to account for site-specific issues at the precinct structure planning stage. Any variation: <ul style="list-style-type: none"> – must not reduce the total area of the Growling Grass Frog corridor within the relevant precinct – must not impact negatively on Growling Grass Frog populations – must be demonstrated to have no negative effect on the functioning or management objectives of the corridor for the Growling Grass Frog – must be to the satisfaction of DEPI – must be documented in the conservation management plan > Protect conservation area through the following actions: <ul style="list-style-type: none"> – apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning – prepare conservation management plan(s) and ensure planning provisions for implementation and funding are in place – establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown to be managed by Melbourne Water

Reference: Biosis Research (2012); DSE (2012a); DSE (2011c); Ecology Partners (2011a)

4.4. Plan Melbourne

Plan Melbourne: Metropolitan Planning Strategy, an adopted government policy document released by the Victorian Government in May 2014, outlines the provision of necessary infrastructure and support for development proposed by the North Growth Corridor Plan as part of its discussion regarding Melbourne's Northern Subregion.

4.5. Ministerial Directions

The amendment complies with the Ministerial Directions applicable to the amendment as detailed 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:

4.5.1 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 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.

4.5.2 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 Urban Growth Zone (UGZ). Therefore, the Direction applies to the Amendment.

The Direction provides 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*.

4.6 Precinct Structure Planning Guidelines and the Urban Growth Zone

On 7 October 2009 the Minister for Planning launched the *Precinct Structure Planning Guidelines*. These Guidelines replace the draft 2006 version and 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.

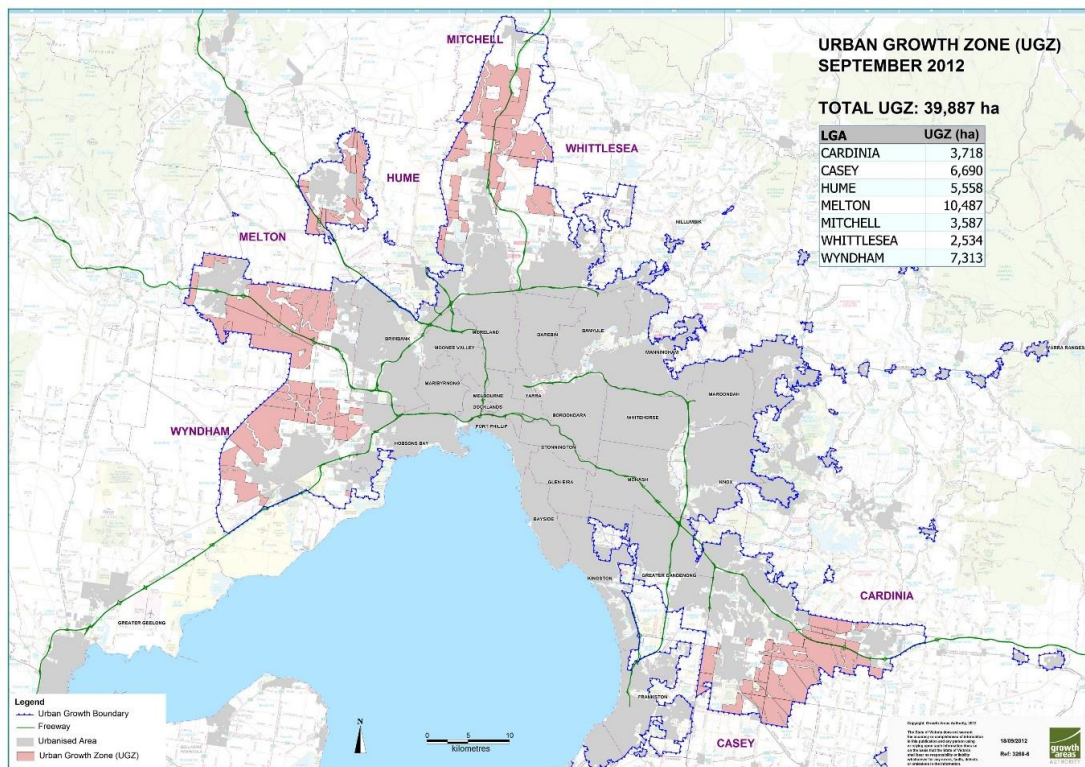
The overarching objectives for PSPs are set out in the guidelines.

They 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
- Deliver accessible, integrated and adaptable community infrastructure.

The explanatory report details how the amendment meets each objective of the Precinct Structure Planning Guidelines.

The UGZ applies to land that has been identified for future urban development within the UGB (Figure 3). 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:

1. Part A - Applies to land when no PSP applies; and
2. Part B – Applies to land when a PSP applies.

The land subject to this amendment is included within a PSP and as such Part B of the UGZ will be applicable once the amendment is completed. The UGZ includes zone provisions which seek to provide certainty about the nature of future development, streamline the approval process and ensure that permits for development accord with the incorporated PSP.

A schedule to the Urban Growth Zone 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 for Amendment C188 to the *Whittlesea Planning Scheme* has been designed to ascribe 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. The design of the zone promotes consistency in the manner in which planning authorities deal with land use issues and ensures that the zone implements the State Planning Policy Framework.

The UGZ Schedule 3 and the Development Contribution Plan Overlay (DCPO) Schedule 13 have been prepared for this amendment. They have been structured in such a way that the ultimate translation to conventional Victorian Planning Provision zones can occur in a timely and efficient manner once the land has been developed.

The DCPO implements the relevant Development Contributions Plan (DCP) related to the development of a precinct, a document that sets out the requirements for infrastructure funding across the precinct.

A copy of the latest version of the UGZ schedule can be found with other amended ordinances at Appendix 3. The UGZ Schedule for Amendment C188 to the *Whittlesea Planning Scheme* has been designed to ascribe 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. The design of the zone promotes consistency in the manner in which planning authorities deal with land use issues and ensures that the zone implements the State Planning Policy Framework.

4.7 State Planning Policy Framework

The *State Planning Policy Framework* (SPPF) ensures that the objectives of section 4 of the *Planning and Environment Act 1987* are implemented through appropriate land use development by addressing environmental, social and economic factors to achieve sustainable development.

The relevant clauses and provisions of the SPPF are:

- Clause 11 – Settlement
- Clause 12 – Environment and Landscape Values
- Clause 16 – Housing
- Clause 17 – Commercial
- Clause 18 – Transport
- Clause 19 – Infrastructure.

The amendment achieves the objectives of the above clauses by:

- Providing a plan for the zoned land suitable for housing, commercial, recreation, open space and council infrastructure opportunities.
- Planning for accessibility via a range of transport nodes to key destinations in the surrounding neighbourhoods.

- Facilitating development of a range of housing densities that will cater to a range of household types and income levels.
- Responding to the environmental qualities of the site through the retention and enhancement of the Darebin Creek for Growling Grass Frog habitat with surrounding pedestrian and bike path linkages.

5. Background Documents

The amendment is supported by a number of background and environmental reports.

The following reports were commissioned throughout the stages of the PSP:

- Aboriginal and Historical Heritage Assessment, Ecology and Heritage Partners, 2012
- Aborigicultural Assessment, Tree Logic, 2012
- Northern Growth Corridor 2046 Strategic Transport Model, SKM
- Activity Centre and Employment Analysis, Essential Economics, 2012
- Social and Community Infrastructure Assessment, ASR Research, 2012
- Integrated Water Management Strategy, CPG Australia Pty Ltd, 2012
- Utilities Infrastructure Servicing Assessment, CPG Australia Pty Ltd, 2012
- Phase 1 Environmental Site Assessment, Cardno Lane Piper, 2013
- Transport Modelling (Rev A), Jacobs, 2014
- Community Infrastructure Costings, Prowse, 2014
- Visual Character Assessment, City of Whittlesea, 2014

These background studies informed the pre-planning of the PSP.

Copies of these reports have been previously provided to Planning Panels Victoria on 6 October 2015 and have been available to all parties and the public on the MPA website as they have become available, prior to the formal exhibition process.

6. Quarry Hills Vision and Plan

6.1. 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.

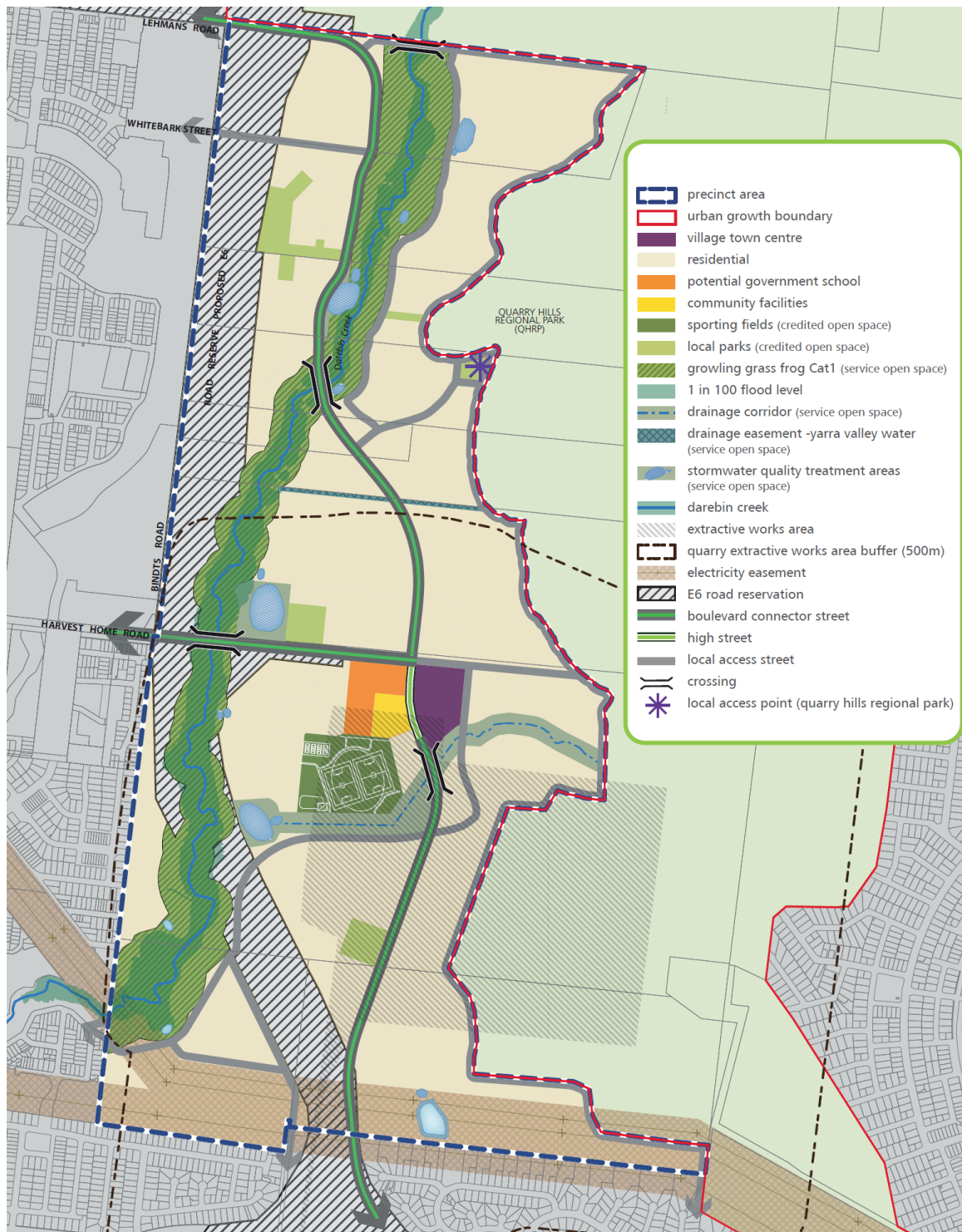
Quarry Hills will seek to be:

- 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.

The Future Urban Structure is shown below with a commentary on its key elements.

Figure 4 Quarry Hills Future Urban Structure Plan



6.2. Description of the Plan

6.2.1 Land Use

The precinct covers an area of approximately 280 hectares with approximately 150 hectares considered as net developable area. The precinct is largely identified for residential purposes, generating an estimated 2,358 dwellings and an ultimate population of 6,604 people. The residential area supports a village town centre with a government primary school and co-located community facility and a central park sporting reserve, all located centrally within the precinct. The Darebin Creek Conservation Area provides for the creation and protection of Growling Grass Frog habitat and facilitates a strong green network that will provide connectivity and recreation opportunities throughout the precinct and into the Quarry Hills Regional Park.

Development in Quarry Hills is proposed to incorporate existing significant River Red Gum trees, waterways, cultural heritage and post contact heritage features, preserve view lines to the Quarry Hills Regional Park and provide place making opportunities. The residential and commercial developments will actively incorporate these features into the urban environment to provide people with diverse environments, each with their own distinctive character. A range of lot sizes and housing types will encourage diverse residential neighbourhoods and provide housing choice and a sense of identity for future communities.

6.2.2 Town Centres and Housing

The Quarry Hills PSP plans for the development of retail, commercial, education and other community and sporting facilities within one village town centre. The location of the town centre has been sited to take advantage of the access provided by the two main thoroughfares that define the precinct, namely Harvest Home Road and the north-south connector. In general, the PSP encourages higher residential densities in proximity to the proposed town centre and key destinations within the precinct and for comparatively lower residential densities throughout the remainder of the precinct. The unique topography of the precinct will result in diversity of housing type and size. Overall, diversity in housing types is encouraged to meet the likely needs of the future community.

The town centre has been designed to include a range of future retail and community facilities and to generate local employment opportunities. The centre includes the provision for one small full line supermarket and a variety of speciality retail. The concept plan for the Village Town Centre (Plan 5, Page 18) encourages the provision of office and non-retail space with exposure to the north-south connector road and areas for medium density residential with small office – home office (SOHO) opportunities within and at the periphery of the centre. These uses will activate the community spaces throughout the day. These changes are anticipated to occur once the Quarry has closed and the land is rehabilitated.

6.2.3 Transport Network

The proposed local road network provides a robust structure for traffic and transport movement within and through the precinct that will satisfactorily meet expected traffic demand. This includes an east-west connection on both Lehmans and Harvest Home Road, and a new north-south boulevard connector that provides connection throughout the precinct. The connector roads are proposed to be a boulevard treatment with a central tree median which will provide an attractive and uniform street treatment.

The proposed E6 Transport Corridor forms the majority of the western boundary of the precinct and traverses the south-western part of the precinct. The proposed E6 is a long term proposition, with construction unlikely to commence in the next 15-20 years. The road network has been designed with this in mind, allowing for local connections to occur in the interim period.

Local bus services will be ultimately available to the precinct via the boulevard connector roads and surrounding road network.

Rail transport is currently provided at Epping and South Morang, with a high capacity public transport corridor identified as part of the Wollert Precinct Structure Plan subject to Amendment C187 to the Whittlesea Planning Scheme.

6.2.4 Community Infrastructure

The PSP and DCP has planned for a community centre within the precinct to provide a range of local services to support the future residential population. The types of facilities that are to be accommodated will include:

- Kindergarten rooms and associated outdoor spaces
- Meeting rooms
- Hall and kitchen
- Consulting suites for maternal child health and other non-government organisations.

The co-location of community infrastructure with the sporting reserve allows an opportunity to share facilities within the broader community hub. These facilities will be introduced once the Quarry has closed the land is rehabilitated.

6.2.5 Open Space

The precinct is located at the foot of the Quarry Hills Regional Parkland. The precinct will anchor off this unique area of regional open space, by providing residents with a convenient local access point to the parkland. The parkland itself will include a range of passive and informal recreation uses in addition to those provided within the precinct. It is noted that the approval of the QHPSP will facilitate the transfer of 180 hectares of land into public ownership for the regional park.

The network of local parks are distributed throughout the precinct, with the aim of all residents being within a 400m walkable catchment of open space. Where possible, they have been located to assist with the retention of River Red Gum trees and other notable precinct features. The local park in the north and central to the PSP also provide a linear link to the Darebin Creek.

The Darebin Creek dissects the precinct but allows for passive recreation uses such as walking and cycling paths alongside the Growling Grass Frog Conservation Area.

The Central Park sporting reserve located as part of the community hub can accommodate the delivery of sports such as Australian Rules, cricket and tennis and associated infrastructure.

6.2.6 Darebin Creek Corridor and Growling Grass Frog Conservation Area

The GGF corridor along the Darebin Creek dissects the precinct. The Darebin Creek provides a key conservation and landscape asset for the precinct and acts as a continuous corridor supporting environmental, heritage and recreational values.

The Growling Grass Frog Conservation Area Concept Plan in the PSP provides for the protection and enhancement of the GGF corridor, but also supports a range of other biodiversity values to be protected and enhanced. The Conservation Area Concept Plan enables the integration of informal recreation areas and shared trails within the corridor to allow people to access the creek environs whilst maintaining ecological outcomes.

6.2.7 Integrated Water Management

The precinct encompasses multiple sub catchments, however all are associated with the Darebin Creek catchment. The development of the precinct aims to maintain pre-development flows and flood protection through retardation of overland flows.

The development of precinct will be required to demonstrate compliance with the approved drainage services strategy prepared by Melbourne Water.

6.2.8 Heritage

A preliminary assessment of cultural heritage values within the precinct was undertaken and recorded 22 Aboriginal archaeological sites, 11 with stone artefact scatters and the remaining 11 being isolated artefacts. The PSP identifies these areas and it is noted that a complex Cultural Heritage Management Plan will be required as part of a planning application.

The precinct also contains two areas identified under the Heritage Overlay (HO161 and HO162) which are located adjacent to the local park in the north of the precinct.

6.2.9 Existing Quarry

A portion of the south-eastern extent of the precinct contains an existing quarry operated by Boral Resources and is currently utilised for the extraction of hornfels, (a hard rock similar to basalt that requires blasting). A processing plant and concrete batching plant and a construction materials facility is also located at this site.

The development of the precinct will require careful staging to accommodate the transition of the land from quarry to urban development. Any application for development within 500m of the extractive works area of the quarry will be required to be notified to the Department of Economic Development, Jobs, Transport and Resources (DEDJTR).

7. The Amendment

Amendment C188 to the Whittlesea Planning Scheme proposes to make a number of changes which would facilitate the development and use of land within the Quarry Hills PSP area. 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) and implements the PSP and DCP.

More specifically, the amendment proposes 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”.

Minor changes are proposed to the exhibited explanatory report which include:

- Referencing that a drystone wall management plan and heritage assessment are application requirements within the Urban Growth Zone Schedule 3
- Advising that whilst the Environmental Significance Overlay (ESO) Schedules 1 and 5 are to be deleted, these ESOs will be replaced with a new ESO Schedule 6 which will ensure consistency with the recently approved English Street PSP (C183) and also ensure non-native vegetation that contributes to the landscape significance will be protected by way of requiring a planning permit to remove all vegetation, not just native vegetation
- Making reference to a Local Convenience Centre that is now proposed within the northern half of the PSP
- Updating references to the Environmental Audit requirements and site addresses with high levels of contamination

8. Consultation

The MPA has consulted appropriately with Council, relevant stakeholders, the landowners during the preparation of the Quarry Hills PSP.

8.1. Consultation and Exhibition

Consultation has been ongoing during the preparation of the PSP, consultation and exhibition periods.

Interaction with government agencies such as Melbourne Water, DELWP, Yarra Valley Water, PTV and VicRoads has been ongoing throughout the PSP process.

Consultation with land owners has been ongoing during the preparation of the PSP.

Consultation and exhibition periods enabled Council, the landowners, developers, government agencies, prescribed Ministers, and other stakeholders to provide comment on the PSP and amendment documentation.

Table 1 provides a timeline of consultation events undertaken over the development of the Quarry Hills PSP.

Table 1 Quarry Hills PSP consultation details

Date	Event
August 2012	Consultation on background reports
7 September 2012	Consultation on background reports concludes
28 August 2014	Agency consultation period begins. Notification also included landowners within and surrounding the Quarry Hills PSP area.
10 September 2014	In conjunction with the City of Whittlesea, hosted an informal community information session.
29 September 2014	Agency consultation period concludes – 14 submissions received
13 April 2015	Circulation of newsletter and exhibition details to landowners, Prescribed Ministers and Agencies.
14 April 2015	Exhibition notice appears in Whittlesea Leader and North Central Review
16 April 2015.	Notice appears in Government Gazette. Formal exhibition commences.
18 May 2015	Formal Exhibition Period Concludes – 14 submissions received.
10 November 2015	Growling Grass Frog Crossings Design and Costing Conference
13 January 2016	Submission of the output of the Growling Grass Frog Crossings Design and Costing Conference to Panel and all submitters

This consultation has enabled the PSP to be a comprehensive amendment that seeks to balance the interests of all stakeholders.



Quarry Hills Precinct Structure Plan - Amendment to the Whittlesea Planning Scheme
January 2016