



Planning Scheme Amendment C152mith: Beveridge Township

What is the Mitchell Planning Scheme?

The *Mitchell Planning Scheme* is a document that regulates land use and development throughout Mitchell Shire. The Mitchell Planning Scheme consists of various zones, overlays, state and local planning policies and provisions relating to use and development. A planning scheme amendment proposes to make alterations to the Planning Scheme.

What is the purpose of Planning Scheme Amendment C152?

Amendment C152mith proposes to implement the Beveridge Township Development Plan and Development Contributions Plan. Council adopted the Development Plan and Development Contributions Plan in September 2020.

The Development Plan represents Council's vision for Beveridge Township and formalising it within the Mitchell Planning Scheme will ensure that the Township develops in accordance with this vision.

Beveridge Township is within Melbourne's North Growth Corridor and surrounding land will be developed into residential estates. The Development Plan and Development Contributions Plan will provide a framework for the sustainable, coordinated integration of Beveridge Township into Melbourne's North Growth Corridor.

Zoning Changes

Amendment C152mith proposes the following Zone changes:

- Rezone the Minton Place subdivision and most land south of Arrowsmith Street from Township Zone to General Residential Zone.
- Rezone land west of Beveridge Primary School and Spring Street from Township Zone and Farming Zone to Low Density Residential Zone.

- Correct Zoning anomalies on the west side of Old Hume Highway.

The majority of Beveridge Township is within the Township Zone, which allows for a wide mix of uses, including residential, commercial and industrial. As the residential growth fronts surrounding Beveridge Township develops into suburbs the flexibility of the Township Zone will not be required.

Retaining the Township Zone may lead to inappropriate commercial and industrial development and potential amenity impacts for residents of Beveridge Township. The General Residential Zone is the zoning used for most residential areas in Victoria.

Overlays: Development Plan Overlay & Development Contributions Plan Overlay

Amendment C152mith proposes to apply the Development Plan Overlay (DPO) and Development Contributions Plan Overlay (DCPO) to land south of Arrowsmith Street shown at Figure 2.

A DPO requires a Development Plan and requirements to be met to Council's satisfaction prior to a planning permit being issued for subdivision or development. Development Plans typically show road layouts, access arrangements to the wider area, public open space and infrastructure for a larger area.

A DCPO implements the Development Contributions Plan and specifies a development and community infrastructure levy on new development to fund new and upgraded roads and contributions to community facilities in the wider area that will service Beveridge Township.

The DCPO equitably spreads the cost of development to all properties that will benefit from improved road upgrades and community infrastructure.

The Development Contributions Plan and DCPO proposes to fund the following infrastructure:

- Fully fund the upgrade to the south side of Arrowsmith Street (between Spring Street and Stewart Street)

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- Partially fund upgrades to Arrowsmith Street (west of Spring Street) and Old Sydney Road
- Fully fund new roads on the east side of Beveridge Primary School, south side of Beveridge Reserve
- Fully fund a new intersection at Belly Court and Lithgow Street
- Partially fund a community centre and indoor sports centre in Lockerbie North
- Partially fund land for district active open space in the North Growth Corridor

Refer to the exhibited Development Contributions Plan and DCPO schedule for further information. The State Governments Growth Areas Contribution charge is not payable within Beveridge Township.

How do I make a submission to Planning Scheme Amendment C152mith?

Submissions can be emailed to Council at mitchell@mitchellshire.vic.gov.au or sent to:

Mitchell Shire Council
Strategic Planning Department
Submission to Amendment C152mith
113 High Street
Broadford VIC 3658

Submissions can also be provided in hard copy at any of our Customer Service counters. All submissions need to be provided to Council in writing by close of business on Friday 16 December 2022.

Please note that all submissions received are a public document and can be made available to any person upon request.

What happens if I make a submission?

All submissions are required to be formally considered by Council. In the event that submitter concerns cannot be resolved by Council Officers, Council may refer submissions to an Independent Planning Panel for consideration.

The Planning Panel is appointed by the Minister for Planning and may include a public hearing where all submitters can be heard. The Planning Panel will review

each submission individually and provide recommendations to Council and the Minister for Planning.

When will the Planning Panel occur?

A preliminary date for the Planning Panel hearing has been set as follows:

Directions Hearing: Week starting 8 May 2023

Panel Hearing: Week starting 5 June 2023

Drop-in Sessions

Council is conducting drop-in sessions where you can discuss Amendment C152mith with Council Officers:

- Tuesday 15 November 2022, 3-6pm: Beveridge Reserve Community Hall, Lithgow Street, Beveridge
- Tuesday 29 November 2022, 3-6pm: Wallan Planning and Building Office, 4A & 4B High Street, Wallan

Still have questions?

Council officers are available to discuss the matter on the phone, video conference or email. Please contact the Strategic Planning Team on 5734 6200 or via email on mitchell@mitchellshire.vic.gov.au to discuss the amendment or to book a time for a video conference.

Where can I find out more information?

All Planning Scheme Amendment C152mith documentation can be viewed by visiting Council's website at www.mitchellshire.vic.gov.au or a hard copy of amendment documentation can be viewed during office hours at:

- Wallan Planning and Building Services, 4A and 4B, 61 High Street, Wallan
- Greater Beveridge Community Centre, Corner Lithgow Street and Mandalay Circuit, Beveridge

Contact us:

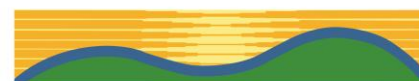
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Mitchell Shire. Information Sheet



Figure 1: Beveridge Township Urban Structure

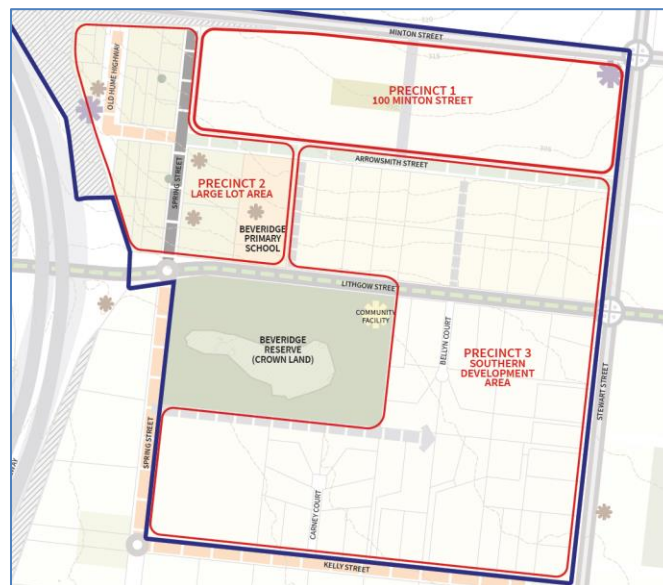


Figure 2: Precinct Areas

Precinct	Proposed Zone and Overlay Changes
Precinct 1	Rezone from Township Zone to General Residential Zone.
Precinct 2	Rezone from Township Zone to Low Density Residential Zone and correct zoning anomalies. Properties wholly affected by the Camerons Lane Public Acquisition Overlay will remain within the Farming Zone.
Precinct 3	Rezone from Township Zone to General Residential Zone and apply the Development Contributions Plan Overlay and Development Plan Overlay.

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