

Amendment VC68

Delivering Melbourne's newest sustainable communities

This advisory note provides information about the changes to the *Victoria Planning Provisions (VPP)* and planning schemes made by Amendment VC68.

What is the purpose of this amendment?

Amendment VC68 facilitates key policy directions of *Melbourne 2030: a planning update – Melbourne @ 5 million*, *The Victorian Transport Plan* and *Freight Futures: Victorian Freight Network Strategy*. A number of integrated land use and transport initiatives of *Delivering Melbourne's Newest Sustainable Communities* are introduced by this amendment, which enable Melbourne's outward growth to occur in a sustainable way by addressing the future settlement and transport needs of Melbourne.

This amendment supports:

- expanding the Urban Growth Boundary (UGB) around Melbourne's growth areas and the designation of non-urban land and land potentially suitable for urban development

- reserving land for the Regional Rail Link Section 2 (west of Werribee to Deer Park) and the Outer Metropolitan Ring / E6 Transport Corridor
- establishing grassland reserves in Melbourne's west.

What are the main changes made by Amendment VC68?

Changes to the Urban Growth Boundary

Melbourne @ 5 million identified that an additional 600,000 dwellings will need to be accommodated within Melbourne over the next 20 years, of which:

- almost 316,000 dwellings are anticipated to be in Melbourne's established areas
- over 284,000 dwellings are anticipated to be in Melbourne's growth areas.

Melbourne @ 5 million identified the need to review the UGB around the existing growth areas to accommodate Melbourne's growth and designated Investigation Areas in Melbourne's north, west and south-east. Changes to the UGB require part of the land within the Shire of Mitchell to be included in the general term for Metropolitan Melbourne (Clause 72).



The alignment of the UGB is changed in the Casey, Hume, Melton, Whittlesea and Wyndham planning schemes and extended to include part of the Mitchell planning scheme to increase the area of urban land in Melbourne.

The Restructure Overlay in the Mitchell planning scheme is removed where the land is rezoned to the Urban Growth Zone.

Regional Rail Link

The Victorian Transport Plan and Freight Futures: Victorian Freight Network Strategy identified major transport initiatives to facilitate Melbourne's growth including the Regional Rail Link. The Regional Rail Link is a 50 kilometre railway connection which will link the Melbourne-Geelong railway from west of Werribee to Southern Cross Station via the Melbourne-Ballarat railway, connecting at Deer Park.

The Regional Rail Link will remove bottlenecks from the existing rail network by separating metropolitan and regional train services, thereby increasing the efficiency of rural and metropolitan rail networks.

This amendment reserves the land along the alignment of the Regional Rail Link Section 2 by way of the Public Acquisition Overlay to ensure the orderly provision of transport infrastructure as public assets.

To facilitate the Regional Rail Link the Melton and Wyndham planning schemes are amended to include a:

- new schedule to the Public Acquisition Overlay (Clause 45.01) to identify land reserved for the Regional Rail Link
- new incorporated document *Regional Rail Link Project Section 2, May 2010* in Clause 81.01
- change to the schedule to Clause 61.01 to make the Minister for Planning the responsible authority for administering and enforcing the *Regional Rail Link Project Section 2, May 2010*
- change to the Schedule to Clause 52.03 – Specific Sites and Exclusions to enable land to be used and developed in accordance with the incorporated document *Regional Rail Link Project Section 2, May 2010*.

Outer Metropolitan Ring/E6 Transport Corridor

The amendment reserves land by the use of a schedule to the Public Acquisition Overlay for future road and rail development which will facilitate the large increases expected in the volume of freight and people moving around outer metropolitan Melbourne and Victoria in the longer term. It is a transport initiative identified in *The Victorian Transport Plan* and *Freight Futures: Victorian Freight Network Strategy*.

The Melton, Wyndham, Hume, Whittlesea and Mitchell planning schemes are amended to include a:

- new schedule to the Public Acquisition Overlay (Clause 45.01) to identify land reserved for the Outer Metropolitan Ring/E6 Transport Corridor and future rail connections
- new incorporated document *Statement of underlying provisions – Land reserved for the Outer Metropolitan Ring/E6 Transport Corridor, July 2010*. (Clause 81.01).

A new particular provision (Clause 52.44) in all planning schemes allows a statement of underlying provisions to be made pursuant to section 6(2)(i) of the *Planning and Environment Act 1987*. The provision allows documents such as the *Land reserved for the Outer Metropolitan Ring/E6 Transport Corridor, July 2010* to be incorporated into planning schemes to state the planning provisions which would have applied to the land if the reservation did not exist. These statements will provide greater certainty about the development potential of that land when quantifying compensation for reservation, or compulsory acquisition.



Western Grassland Reserves and other Environmental Significance Overlays

Melbourne @ 5 million identifies the need to determine the boundaries of proposed grassland areas for protection in Melbourne's west. Two large grassland reserves, together comprising approximately 15,000 hectares are intended to protect the Commonwealth listed, critically endangered, Natural Temperate Grassland of the Victorian Volcanic Plain (referred to as the Western Grassland Reserves). The reserves will be set aside for conservation purposes by way of new schedules to the Public Acquisition Overlay (the Western Grassland Reserves) in the Melton, Wyndham, Greater Geelong and Moorabool Planning Scheme. In addition a new Schedule to the Environmental Significance Overlay (Clause 42.01) titled *Western Grassland Reserves* provides further controls over this land.

Amendment VC68 protects other areas of conservation significance by the application of Environmental Significance Overlay schedules to protect:

- biodiversity conservation areas inside the UGB
- areas of Grassy Eucalypt Woodland outside the UGB south of Whittlesea
- areas of the Natural Temperate Grassland of the Victorian Volcanic Plain.

The new schedules to the Environmental Significance Overlay (Clause 42.01) introduced into planning schemes and maps are the:

- *Western Grassland Reserves* within the Melton, Wyndham, Greater Geelong and Moorabool Planning Schemes.
- *Grasslands within the Werribee Plains Hinterland* in the Melton, Wyndham, Greater Geelong and Moorabool Planning Schemes.

- *Rural Conservation Area* in the Melton, Wyndham, Hume, Whittlesea, Mitchell and Casey Planning Schemes.
- *Truganina Cemetery Grasslands* in the Wyndham Planning Scheme.
- *River Red-Gum and Grassy Woodlands* in the Hume and Whittlesea Planning Schemes.

New referral requirements to the Department of Sustainability and Environment in Clause 66.04 are required for applications under these schedules.

More information and useful links

More information is available online at:

www.dpcd.vic.gov.au/planning

From here you can view:

Amendment VC68 - look under V at www.dpcd.vic.gov.au/planning/amendments

Current Victorian planning schemes at www.dpcd.vic.gov.au/planningschemes

Melbourne @ 5 million at www.dpcd.vic.gov.au/melbourneat5million

Planning publications including other practice and advisory notes at www.dpcd.vic.gov.au/planning/publications

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