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1.0 INTRODUCTION

The Donnybrook–Woodstock Precinct Structure Plan (the “PSP”) has been prepared by the Victorian Planning Authority (VPA) with the assistance of the Whittlesea City Council, Shire of Mitchell, Government departments and agencies, service authorities and major stakeholders.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support the development of new communities.

The PSP is a set of decisions about how the land is to be developed. The PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government guidelines.
- Enables the transition of non-urban land to urban land.
- Sets the vision for how the land should be developed and the outcomes to be achieved.
- Outlines the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality and affordable lifestyle.
- Sets out objectives, requirements and guidelines for land use, development and subdivision.
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development.

The PSP is informed by:

- The State Planning Policy Framework set out in the Whittlesea Planning Scheme and Mitchell Planning Scheme;
- The Growth Corridor Plans: Managing Melbourne’s Growth (Growth Areas Authority, June 2012);
- The Local Planning Policy Framework of the Whittlesea Planning Scheme and Mitchell Planning Scheme;
- The Biodiversity Conservation Strategy1 and Sub Regional Species Strategies for Melbourne’s Growth Areas (Department of Environment and Primary Industries, June 2013); and
- The Precinct Structure Planning Guidelines.

The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the precinct:

- The Donnybrook–Woodstock Infrastructure Contributions Plan (ICP) requires development proponents to make a contribution toward infrastructure required to support the development of the precinct.
- The Donnybrook–Woodstock Background Report (Background Report).

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1 On 5 September 2013 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne’s Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval. Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.
1.1 How to read this document

This PSP guides land use and development where a planning permit is required under the Urban Growth Zone (Clauses 37.07 of the Whittlesea Planning Scheme or Mitchell Planning Scheme), or any other provision of the planning scheme that references this structure plan.

A planning application and a planning permit must implement the outcomes of the PSP. The outcomes are expressed as the VISION AND OBJECTIVES.

Each element of the PSP contains requirements, guidelines and conditions as relevant.

**REQUIREMENTS** must be met by development. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in the structure plan. A requirement may reference a plan, table or figure in the structure plan.

**GUIDELINES** express how discretion will be exercised by the responsible authority on certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline, implements the objectives, the responsible authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP.

Meeting these requirements, guidelines and conditions will implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant e.g. the Environment Protection and Biodiversity Conservation Act 1999 in the case of biodiversity or the Aboriginal Heritage Act 2006 in the case of cultural heritage, amongst others.

Not every aspect of the land use, development or subdivision is addressed in this structure plan. A responsible authority may manage development and issue permits as relevant under its general discretion.
1.2 Infrastructure Contributions Plan

Development proponents within the Donnybrook–Woodstock precinct will be bound by the Donnybrook–Woodstock Infrastructure Contributions Plan (the ICP). The ICP sets out requirements for infrastructure funding across the Donnybrook–Woodstock precinct.

The ICP shall be an incorporated in both the Whittlesea Planning Scheme and Mitchell Planning Scheme, respectively.

A DCP has been gazetted for the abutting Lockerbie precinct in the City of Whittlesea, City of Hume and Shire of Mitchell. Although a separate DCP, the Lockerbie DCP shares an infrastructure project with the Donnybrook–Woodstock ICP.

A DCP has been gazetted for the English Street precinct in the City of Whittlesea. Although a separate DCP, the English Street DCP makes a contribution to a Community Infrastructure project and a sports reserve in the Donnybrook-Woodstock ICP.

Development proponents wishing to commence works prior to incorporation of this ICP can enter into agreements with the Whittlesea City Council or Mitchell Shire Council under Section 173 of the Planning and Environment Act 1987 to expedite contributions.

1.3 Background information

Detailed background information used in the planning of the precinct is available. This includes reports on history, biodiversity, landform and topography, land contamination, aboriginal cultural and historical heritage, whole-of-water cycle management, transport, economic and retail provision, and community infrastructure.

This information is summarised in the Donnybrook–Woodstock Background Report and has informed the preparation of the PSP.