

Riddells Creek

Community Planning Session



Macedon Ranges
Shire Council

30 November 2022

Outline of PSP Process

What is a Precinct Structure Plan?

- A precinct structure plan (PSP) is a master plan which sets out the location and requirements for future growth in a particular area.
- A PSP is a long-term strategic plan that describes how a precinct or a series of sites will be developed.
- It is designed to:
 - ensure that the key strategic planning issues in a precinct are considered when planning ahead for urban development
 - ensure communities in new urban areas have good access to services, transport, jobs, shops, open space and recreation facilities\
 - identify and address any opportunities and constraints that will affect future urban development
 - PSPs are deliberately flexible – they cannot anticipate and control every challenge that may be encountered at detailed design and delivery phases.
 - give developers, investors and local communities greater certainty and confidence about future development in growth areas.
 - Once prepared, PSPs are incorporated documents within the planning scheme

What does a PSP include

Introduction

- How to use the PSP
- Reference to a DCP/ICP
- Short Background Section
- Land that PSP applies to

Implementation & Delivery

- Housing, subdivision & Built Form
- Transport & Movement
- Water, utilities & bushfire safety
- Public Realm, open space & heritage
- Biodiversity, vegetation & landscape character
- Education & community infrastructure
- Centre, employment & economic activity
- Precinct infrastructure delivery

Outcomes

- Vision
- Purpose
- Objectives
- Precinct Land Use Budget

Appendices

- Precinct infrastructure table
- Parcel specific land use budget table
- Town Centre – design principles
- Local Convenience Centre performance criteria
- Street cross sections
- Service placement guidelines
- Centres External to the Precinct
- Employment generation in precinct

The PSA Process

18-24 months

Step One - Lodgement	<ul style="list-style-type: none"> • Proponent requests amendment and pays fee
Stage Two - Assessment	<ul style="list-style-type: none"> • Council officers assess the amendment request • Council officers may ask for more information
Stage Three - Planning Delegated Committee	<ul style="list-style-type: none"> • Planning Delegate Committee considers requesting authorisation from the Minister for Planning • In doing so Council agrees that there is merit to; all or parts of the amendment
Stage Four - Authorisation	<ul style="list-style-type: none"> • Request authorisation from the Minister for Planning • The Minister may request changes to planning scheme amendment documentation and provide conditions of authorisation
Stage Five - Public Exhibition	<ul style="list-style-type: none"> • Notification via mail and advertisement in local paper. • Notice in Government Gazette • Public submissions invited.
Stage Six - Planning Delegated Committee	<ul style="list-style-type: none"> • To provide submitters the chance to address their submission
Stage Seven - Planning Delegated Committee	<ul style="list-style-type: none"> • Consider post exhibition changes in response to submissions • Refer unresolved submissions to a Planning Panel
Stage Eight - Independent Planning Panel	<ul style="list-style-type: none"> • Review of amendment and documents • In the case of a proponent led Planning Scheme Amendment – Council can choose to make a submission for or against the amendment (or parts)
Stage Nine - Planning Delegated Committee	<ul style="list-style-type: none"> • Consider the Independent Planning Panel's report • Consider adopting the amendment with or without changes
Stage Ten - Submit the amendment for approval	<ul style="list-style-type: none"> • Minister for Planning will consider the amendment with or without changes • Change to the Planning Scheme made when amendment appears in Government Gazette

The PSA Process

Stage Three - Planning Delegated Committee

- Planning Delegate Committee considers requesting authorisation from the Minister for Planning
- In doing so Council agrees that there is merit to; all or parts of the amendment

- Council agrees to start the process (the starting pistol)
- Council does not approve the PSP
- Council agrees there is merit in progressing the amendment

Stage Five - Public Exhibition

- Notification via mail and advertisement in local paper.
- Notice in Government Gazette
- Public submissions invited.

- Full public exhibition of all documents
- Engagement opportunities
- Submissions invited
- Submissions in writing and will be available to view

The PSA Process

Stage Six - Planning Delegated Committee

- To provide submitters the chance to address their submission

Stage Seven - Planning Delegated Committee

- Consider post exhibition changes in response to submissions
- Refer unresolved submissions to a Planning Panel

- Council can request changes to be made to PSP documents and adopt 'post exhibition' changes
- Council can abandon the amendment and not proceed (Minister for Planning)
- No VCAT – independent Planning Panel

The PSA Process

Stage Eight - Independent Planning Panel

- Review of amendment and documents
- In the case of a proponent led Planning Scheme Amendment – Council can choose to make a submission for or against the amendment (or parts)

- Planning Panels review submissions and documents
- Submitters have a chance to present to Panel
- Can engage representation/expert witnesses although not required
- Relatively informal process, meant to be accessible process for all
- Planning merits are considered
- Council is required to provide a response to all submissions.
- Council will present its views on the PSP
- Applicant will present its views on the PSP
- Any submission or any document provided to Planning Panels is a public document
- Panel produces a report with recommendations to Council

The PSA Process

Stage Nine - Planning Delegated Committee

- Consider the Independent Planning Panel's report
- Consider adopting the amendment with or without changes

- Council considers Planning Panel recommendations
- Council decides whether to adopt the amendment with or without changes
- Submits decision to Minister for Planning for final approval

Stage Ten - Submit the amendment for approval

- Minister for Planning will consider the amendment with or without changes
- Change to the Planning Scheme made when amendment appears in Government Gazette



What does all this mean at Amess Road PSP site?

First new community members start to move in from around 2026/27



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