

**Precinct Structure Plans (PSPs) are the primary tool for planning new communities in Melbourne's five growth areas.**

**PSPs are central to improving the quality of developments and the timeliness of community infrastructure and services.**

### WHAT ARE PRECINCT STRUCTURE PLANS?

Precinct Structure Plans (PSPs) are 'big picture' master plans to help realise the vision of developing liveable communities, not just subdivisions.

Recent reforms announced by the Premier:

Makes the precinct structure plan the primary plan for guiding development in growth areas.

Reduces the number of plans and approvals needed before development in a growth area can start.

Reduces the time and cost of planning in growth areas, which will save councils, developers and future home-owners time and money.

### WHAT WILL CHANGE IN THE NEW PROCESS?

The major change is the incorporation of planning scheme amendments as part of the PSP process, so that rezoning and permit approvals will be more timely.

PSPs will undergo a rigorous preparation and approval process that will run concurrently with the amendment process. This will be far more tightly integrated and efficient.

Under the new system, there will be two key steps in the planning process:

- The preparation and approval of a PSP in one planning scheme amendment.
- The issuing of a planning permit for specific sites.

## WHAT WILL THE ENHANCED PSP'S COVER?

New guidelines for the preparation of PSPs are being prepared covering crucial areas like public transport, native vegetation, Aboriginal cultural heritage, education, health, community services and improved design.

The guidelines will also include new planning tools to simplify the preparation of PSPs, such as a model PSP and standard requirements.

The guidelines will provide directions for councils, state agencies, developers, service providers and all parties involved in precinct structure planning on how to prepare a PSP, including:

- Technical guidelines covering detailed planning for public transport, open space and biodiversity.
- Information requirements for planning permit applications, consistent with ResCode that minimise duplication of reports and documents being produced at different planning stages.
- A suite of standard documentation to ensure a consistent approach to use of the new streamlined process.

The new Precinct Structure Planning Guidelines will outline the outcomes, together with new Key Performance Indicators (KPIs) to be achieved. These will form the ingredients for designing sustainable new communities.

The GAA will be preparing infrastructure plans to underpin the new PSPs and will coordinate State agency input. The GAA will work with Councils and State agencies to increase the focus on the infrastructure priorities of growth area communities.

Planning authorities will be expected to make full use of the new Guidelines when preparing PSPs in the Urban Growth Zone.

## WHEN WILL THE PSP GUIDELINES BE AVAILABLE?

The Guidelines are expected to be available in the coming months.

## WHAT ROLE WILL THE GAA PLAY?

The GAA will take a lead role in preparing PSPs in the growth areas as a planning authority alongside councils.

The GAA will play an important role in coordinating the inputs of key stakeholders, including statutory referral authorities, a lot earlier in the planning process.

Council planning powers will not be affected but local planning resources will be eased to allow more focus on planning for local needs.

A Schedule of Precinct Structure Plans will provide a strategic, certain and predictable approach to land release in Melbourne's growth areas.

It will also give greater certainty to land owners and the community about the expected timing of development and infrastructure.

## WHAT WILL BE THE ORDER OF LAND RELEASE?

A Schedule of Precinct Structure Plans will set the order and timing of the preparation and incorporation of PSPs into planning schemes. This order of release will allow Melbourne to grow in a well-planned and logical way.

The sequencing schedule will provide greater certainty about the timing of development and allow infrastructure providers to prioritise major infrastructure planning and commitments that will be required.

## WHAT ARE THE ADVANTAGES OF THE PSP SCHEDULE?

Greater certainty about where and when land will be developed for housing and employment. This certainty provides a sound basis for:

- Faster planning permit approvals.
- Better forward planning for public investment in the full range of services and facilities required for liveable suburbs.
- Planning private investment in housing and the private funded facilities that support new communities including, shops, recreation, industry, education and the like.

The Schedule will also provide a basis for a comprehensive program of key studies ahead of the PSP production, such as:

- Key physical infrastructure such as arterial roads, railways, water supply and sewerage.
- Native vegetation (biodiversity) surveys that are dependent on seasonal factors.
- Education (including not for profit non-government schools) and community service planning.

#### HOW WILL THE SCHEDULE BE PREPARED?

The Growth Areas Authority will prepare the PSP Schedule in consultation with Councils, State agencies, developers and key stakeholders. The key criteria will include:

- Availability of land, demand and competition in each growth area.
- Constraints to development.
- The extent of planning work already undertaken by Councils, State agencies and developers.
- The preliminary studies that need to be undertaken to allow a PSP to commence timing and resources available to complete studies.

#### WHEN WILL THE SCHEDULE BE READY?

The GAA will consult with State agencies, growth area Councils and major development proponents so that the Schedule can be made available as soon as possible. The GAA will update the schedule as required to reflect changes in population, available resources or major infrastructure investments.

The GAA will coordinate a pre-planning program to prepare for structure planning, by undertaking, for example, native vegetation and transport studies in advance.

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#### HOW CAN I FIND OUT MORE?

More information on the reforms will be provided at stakeholder briefings and workshops. For information and more act sheets go to: [www.gaa.vic.gov.au/planning\\_reform](http://www.gaa.vic.gov.au/planning_reform) or call the GAA on (03) 9651 9600.