

DIRECTION NO. 12

URBAN GROWTH AREAS

Purpose

1. The purpose of this Direction is to manage the provision of sustainable and coordinated urban development in growth areas.

Application

2. This Direction applies to the preparation of any planning scheme amendment that provides for:
 - The rezoning of land to the Urban Growth Zone.
 - The incorporation of a precinct structure plan in the scheme, or changes to an incorporated precinct structure plan, applying to land in the Urban Growth Zone.
 - The introduction of, or changes to, provisions in a schedule to the Urban Growth Zone.
3. This Direction does not apply to the preparation of a planning scheme amendment to make a correction to any of the following:
 - The application of the Urban Growth Zone.
 - An incorporated precinct structure plan.
 - A provision in a schedule to the Urban Growth Zone.

Requirements to be met

4. In preparing an amendment a planning authority must evaluate and include in the explanatory report a discussion about how the amendment implements any Growth Area Framework Plan applying to the land.
5. In preparing an amendment to incorporate a precinct structure plan in the scheme, or change an incorporated precinct structure plan, a planning authority must demonstrate and show in the explanatory report that the precinct structure plan or any changes to it are in accordance with any applicable Precinct Structure Plan Guidelines approved by the Minister for Planning.
6. In preparing an amendment to introduce or change provisions in a schedule to the Urban Growth Zone, a planning authority must evaluate and include in the explanatory report a discussion about:
 - How the provisions give effect to the intended outcomes of the precinct structure plan.
 - How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.

Exemption by Minister

7. The Minister may grant an exemption from the need to comply with this Direction in relation to a particular amendment. An exemption may be granted subject to conditions.

Justin Madden MLC

Minister for Planning

Date: 10 June 2008