

Project No: S17006
Your Reference:

31 March 2020

Victorian Planning Authority
By email: info@vpa.vic.gov.au

Attention: **Peter Cooper**
peter.cooper@vpa.vic.gov.au

Dear Peter

**Amendment C106 to the Mitchell Planning Scheme
Beveridge North West PSP
Submission on behalf of Old Hume Pty Ltd, contracted purchaser of 615 Hume Freeway,
Beveridge**

We advise that we act for Old Hume Pty Ltd, who are the contracted purchaser of 615 Hume Freeway, Beveridge. You may be aware there have been ongoing legal proceedings by ASIC against ASKK Investment Group, who our client had on sold the property to and who had submitted to the exhibited PSP. This has resulted in that contract being terminated, and as such, our client now is the contracted purchaser and interested party in this property.

We note that our client did not make a submission to the exhibited Amendment C106 at the time of exhibition, but a submission was made on behalf of ASKK Investment Group by Beveridge Williams.

We kindly request that the VPA accept the below as a late submission to the exhibited PSP. We would be happy to attend a Planning Panel on behalf of our client if required and would also be pleased to have further discussions with the VPA to resolve any matters relating to the below submission.

Submission to the exhibited Amendment C106 – Beveridge North West PSP

For clarity, 615 Hume Freeway, Beveridge is shown as outlined in the exhibited PSP on the following page: The property is known as Lot 2 PS 403186.

In general, our client is very supportive of the proposed outcomes of the Beveridge North West PSP. The PSP provides a strong vision and clear objectives for future development in the area.

The Future Urban Structure identifies the following key outcomes for the land:

- Public Acquisition Overlay to accommodate the Camerons Lane interchange with the Hume Freeway.
- Connector Street – Boulevard running north south from Camerons Lane, with 2 connections to the west.
- Connector Street linking from the boulevard to the north along the waterway corridor.
- A waterway corridor bisecting the north-western part of the site
- Part of a local sports reserve in the north-west corner of the site, with a non-government school to its south.
- Two Local Parks.
- The remaining area as residential, with a small area included in the walkable catchment.



Figure 1. Extract from the draft Beveridge North West PSP

The site is shown as Property 15 in the Land Use Budget, with a breakdown of land uses as follows:

Total Area	99.38	100%
Arterial Road - PAO	2.48	
Potential Non-Government School	2.50	
Waterway and Drainage Reserve	5.28	
Local Sports Reserve (ICP Land)	9.90	
Local Network Park (ICP Land)	1.5	
Total Net Developable Area	77.71	65.01%

We note that there are a number of other key items that should be identified from the draft PSP that impact the site:

- The site has a significant interface with the Hume Freeway, which is identified as an important interface in the Image, Character and Housing section of the draft PSP. Table 2 in the PSP notes that an internal road (18.8m road reserve) adjacent to the future acoustic noise wall in the freeway reservation must be provided in accordance with the road reserve cross section in Appendix 4.5 of the PSP.
- The site also contains some land identified as ‘interface – steep slope’, which needs to meet the design guidelines as outlined in the PSP.
- The density proposed for most of the subject site is a minimum 17 dwellings/NDHA, with a small area of walkable catchment land aiming to achieve 30 dwellings/NDHA. It is also noted that the steeper slope areas may achieve a lower density given that constraint.

We also note that the Eastern Local Town Centre (LTC2) is proposed in the parcel immediately north of the subject land, and will provide 3,300sqm retail floorspace along with 1,400sqm commercial floor space.

We also note that ‘Plan 09 – Public Transport and Path Network’ has an annotation that states ‘Potential east west connector over Hume Freeway.’ We note separately that the ‘Plan 10 – Street Network’ makes no reference to the provision of a connector street in this location, nor does the Future Urban Structure.

Comments in relation to the submission made by Beveridge Williams on behalf of ASKK Property Group

We have had the opportunity to review the submission made by Beveridge Williams for their client, ASKK Investment Group, and summarise the key issues raised and our client's response to those matters as follows:

Issue	ASKK Investment Group submission	Our Response
Active Open Space	<i>The current proposed layout would result in inefficient subdivision design and the total area of the local sports reserve (13.5ha) should be confined within one parcel (ie. Within 615 Hume Freeway).</i>	The PSP as exhibited provides for a fair and equitable distribution of land uses. Providing a pocket of residential within proximity of the local sports reserve and within the walkable catchment to the activity centres is logical and a suitable solution. We support the PSP as exhibited.
Non-Government School	<i>Increase the area of the non-government school site to 3.5ha from 2.5ha.</i>	As non-government schools are a factor of the negotiation between a landowner and the organisation requiring the school, the details of exact land area can be resolved through detailed planning permit applications in future. PSPs typically provide an area of 2.5ha for a non-government school within the PSP framework. We don't see any need to alter the location or the size of the school from that shown within the exhibited PSP.
Waterway and Drainage Reserve	<i>Ensure the drainage basin is within a single property rather than extending over boundaries.</i>	We recognise that the PSP has been prepared based on Melbourne Water's Drainage Services Scheme, and as such, detailed design will resolve the exact delivery of infrastructure in the area. We support the drainage scheme being used to guide the delivery of infrastructure in the area and the land uses shown on the PSP.
Addition of a Local Convenience Centre	<i>An additional proposed LCC is suggested adjacent to the waterway corridor on the Boulevard Connector Street.</i>	We note that the exhibited PSP shows the eastern Local Town Centre to the north of the subject land, and the southern Local Town Centre to the west. We also note that G26 of the exhibited PSP does provide for flexibility in the delivery of additional local convenience centres as long as they do not compromise the function and role of nearby centres. We agree that a local convenience centre to cater for a potential yield of around 1,400-1,500 lots from this parcel could be supported, subject to providing appropriate economic justification.
Passive open space (Local Parks)	<i>Suggests relocation of both local parks within the property.</i>	We would support the relocation of the southernmost local park to a slightly more central location within the southern quadrant of the subject land (Property 15). Provision of the space on Camerons Lane, which will be an arterial road, is not desirable.

Additional matters

As outlined above, there are only two matters that were raised in the ASKK submission that we also would like the VPA to review:

1. Relocation of the local park in the southern quadrant; and
2. Consideration of the need for a local convenience centre within the parcel (although we also note that the PSP allows for this in guideline G26 subject to appropriate justification).

We would like to raise as an additional matter the following point:

3. Clarification of the option for a connector road crossing of the Hume Freeway as denoted on Plan 09 of the exhibited PSP, as there is no other reference in the PSP to this proposed road.

In reviewing the proposed amendment documents, we do not raise any further specific concerns regarding the proposed planning scheme zone schedule changes. We also note the outstanding matter of the work authority (WA1473) and proposed quarry to the north of the subject land, and note that in relation to the subject site, it is not impacted by any potential buffer (500m) to the Work Authority area. We support the VPA process of moving forward with the PSP for Beveridge North West, and planning for the highest and best use of the land.

In addition, we look forward to reviewing the future Infrastructure Contributions Plan that is being developed for the Beveridge North West area, and being able to contribute to discussions regarding this, to resolve how we can move development ahead in the area.

We trust that the above provides the VPA with some clarity regarding the land and look forward to meeting with you to discuss these matters to assist in trying to resolve our support of the PSP prior to the scheduled Planning Panel. We would also like to request to be party to the Panel should we need to make a submission on behalf of our client if we cannot resolve the matters prior.

I can be contacted on 0427 927 414 or melinda.holloway@udmgt.com.au to discuss this further.

Yours sincerely



Melinda Holloway
Principal Urban Designer

Urban Design and Management Pty Ltd