



TOWN PLANNING EVIDENCE STATEMENT

CRAIGIEBURN NORTH EMPLOYMENT AREA

**PREPARED BY NICK HOOPER FOR
METROPOLITAN PLANNING AUTHORITY (MPA)**

NOVEMBER 2015

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1.0 Preliminary Information

1.1 Name and Address

Nick Hooper, Director.

Taylor's Development Strategists 8/270 Ferntree Gully Road, Notting Hill Vic 3168

1.2 Education and Experience

My educational qualifications and membership of professional associations are as follows:

- *Bachelor Applied Science (Planning), 1991, RMIT*
- *Member Royal Australian Planning Institute*
- *Member Victorian Planning and Environmental Law Association*
- *Certified Practising Planner*

My professional experience includes 24 years experience as a Town Planner, comprising:

- *16 years, Director, Taylors Development Strategists*
- *2 years Senior Planner, Bayside City Council*
- *1 year, Town Planning consultant, Rust PPK*
- *5 years Town Planner, City of Cranbourne/Casey*

1.3 Area of Expertise

Statutory Planning in Victoria.

1.4 Expertise to Make the Report

I have considerable experience in the planning considerations associated with Growth Area Planning. I have practised as a town planner for 24 years for both Local Government and Private Practise.

1.5 Instructions

I was instructed by MPA on 30 November 2015 by email to provide my professional opinions on the matters raised in Submission No. 9.

1.6 Report Preparation

In the preparation of this report I have:

- Reviewed the documents that form part of Amendment C198, including the Craigieburn North Employment Area PSP; Schedule 8 to the Urban Growth Zone; the explanatory report
- Reviewed the submissions received, most notably Submission No 9.
- Reviewed the North Growth Corridor Plan and completed employment PSPs
- Reviewed the report of SGS Economics and Planning titled Restricted Retail Study – Craigieburn north Final Report (April, 2015)
- Policies and Zone provisions of the Hume Planning Scheme

1.7 Identity of Other Persons Relied upon in this Report

I was assisted in the preparation of this report by additional members of staff acting under my express instructions. The opinions in this report, however, remain my own.

1.8 Summary of Opinions

It is my opinion that that Amendment C198 is worthy of support subject to the following changes to Clause 2.4 of Schedule 8 to the Urban Growth Zone:

- Restricted Retail and Trade Supplies floor space in Commercial Precinct A being reduced to 25,000sqm before a Planning permit is required.
- Trade Supplies in Commercial Precinct B to be a Section 2 use
- Cinema in Commercial Precinct A and B to be a Section 2 use
- Shop, Supermarket and Cinema based entertainment facility in Commercial Precinct A and B to be Section 3 uses

1.9 Provisional Opinions Not Fully Researched

To the best of my knowledge all matters on which I have made comment in this statement have been appropriately researched or are based on my knowledge and experience. The statement does not contain any provisional opinions that have not been fully researched.

1.10 Matters Outside of My Expertise

To the best of my knowledge, none of the matters on which I have made comment in this statement are outside my area of expertise.

To the best of my knowledge the report is complete and does not contain matters which are inaccurate.

1.11 Practice Note Declaration

I have made all the enquiries that I believe are appropriate and that no matters of significance that I regard as relevant to the proposal, have, to my knowledge been withheld from the Panel. I have read the Expert Witness Code of Conduct and agree to be bound by it.

Signature: 

Date: 5 November, 2015

2.0 Introduction

I have been asked by MPA to provide my expert opinion on the matters raised in Submission No. 9 relating to the Craigieburn North Employment Area PSP.

I have been asked to review a number of matters raised in Submission No.9 generally relating to the appropriateness of the use of the Commercial 2 Zone as the designated zone for some of the land in the exhibited PSP, as well as other controls included in the Schedule 8 to the Urban Growth Zone.

3.0 Amendment C198

Amendment C198 proposes to incorporate the Craigieburn North Employment PSP into the Hume Planning Scheme. It applies to land south of Donnybrook Road and east of the Hume Freeway.

Amongst other things, it proposes the inclusion of Schedule 8 to the Urban Growth Zone. At Clause 2.2 of Schedule 8, the use of the Industrial 1 Zone is proposed over land nominated as the Industrial Precinct, whilst the Commercial 2 Zone is proposed over land nominated as Commercial Precinct A & B.

At Clause 2.4, the use of land for Restricted Retail Premises (where the applied zone is the Commercial 2 Zone) is a Section 2 use in Commercial Precinct B and in Commercial Precinct A, a permit is required is the combined leasable floor area of all restricted retail premises exceeds 35,000sqm. I am instructed that this figure is in error and that 25,000sqm of floor space should be the correct figure.

The Explanatory Report provides a lengthy explanation of the Amendment but does not provide significant reasoning behind the mix or location of applied zones. Key statements are:

The amendment allows for further urban development in Melbourne that will improve the supply of commercial and industrial land in the northern growth corridor and provide a land supply for jobs and leave a legacy of funded local infrastructure projects.

Environmental Effects

The proposed zones applying to land south of the existing transmission easement is Industrial 1 Zone, therefore no sensitive uses will be proposed on the land that could conflict with any existing contamination on the land. Properties north of the transmission easement consist of two high risk (185 Brookville Drive, 295 Brookville Drive) and four medium risk (225 Brookville Drive, 245 Brookville Drive, 275 Brookville Drive and 220 Brookville Drive) properties. The proposed zone in the northern portion of the precinct is proposed to be Commercial 2 Zone. A sensitive use under Ministerial Direction 1 – Potentially Contaminated land is defined as a residential use, a child care centre, a pre-school centre or a primary

school. While accommodation is a prohibited use under the Commercial 2 zone, Education Centre is a possible sensitive use that could be developed on that land, via a planning permit, further child-care centre/kindergarten is not listed so falls within a section 2 use. Provisions within the UGZ schedule will ensure that the properties identified as having a high risk in the Aurecon report and propose any sensitive use in the Commercial 2 Zone area will be required to complete an appropriate Environmental Site Assessment and associated remediation as recommended.

Economic Effects

The amendment will establish a framework for the development of a new employment precinct which will facilitate the growth of 8,200 jobs in the north growth corridor. The PSP includes 84ha of land zoned for Commercial 2 Zone land and 262ha of land zoned Industrial 1 Zone.

The PSP includes provision of land for industrial and commercial purposes by utilising Commercial 2 Zone and Industrial 1 Zone.

Initiative 1.2.3 Plan for Commercial land and Activity Centre needs

The Craigieburn North precinct will deliver a mix of commercial zoned land as well as industrial land. The provision of a mix of zones will allow a variety of commercial uses to be established in the northern growth corridor. The precinct will provide competitive commercial and industrial zoned land values ensuring Melbourne's competitive commercial market is maintained and also provides viable local employment. The proposed land uses will not compete with the higher order town centres within the Northern Growth Corridor, Lockyerbie (to the north) and Merrifield West (to the west).

How the amendment implements any Growth Area Framework Plan applying to the land

The North Growth Corridor Plan applies to the land and identifies the Craigieburn North Employment Area PSP area predominantly for industrial land use, with the northern portion providing land in Commercial 2 Zone.

The PSP and amendment are generally consistent with the North Growth Corridor Plan in setting aside land for a mixture of industrial and commercial opportunities as well as setting aside land in accordance with the Biodiversity Conservation Strategy.

How the provisions give effect to the intended outcomes of the precinct structure plan

The Commercial 2 Zone, complemented with an as-of-right floor space limits in the UGZ schedule, will allow for competitive development of growth areas in the northern corridor.

4.0 Planning Controls

4.1 SPPF

The State Planning Policy Framework (SPPF) sets out a range of policies that will have a bearing on an appropriate mix of applied zones for this PSP.

Clause 11 Settlement is of relevance to this matter. Clause 11.01 relates to Activity Centres and it seeks to, amongst other things, *encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.*

Clause 11.02 relates to Urban Growth. It seeks to ensure a sufficient supply of urban land implemented by structure planning to facilitate the orderly development of urban areas. It seeks to (inter alia) *develop Growth Area Framework Plans that will identify the long term pattern of urban growth and identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.*

It also seeks to (inter alia) *develop precinct structure plans consistent with the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009) approved by the Minister for Planning to create highly accessible and vibrant activity centres and provide for local employment and business activity.*

Clause 17 Economic Development provides matters for consideration. Clause 17.01 Commercial seeks to:

- *Locate commercial facilities in existing or planned activity centres.*
- *Provide outlets of trade-related goods or services directly serving or ancillary to industry and which have adequate on-site car parking.*
- *Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres. Such facilities should not require a permit for use within activity centres and are not encouraged on freestanding sites.*
- *Ensure that proposals or expansion of single use retail, commercial and recreational facilities outside activity centres are discouraged by giving preference to locations in or on the border of an activity centre.*
- *Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.*

Clause 17.02 Industry seeks to:

- *Protect industrial activity in industrial zones from the encroachment of unplanned commercial, residential and other sensitive uses which would adversely affect industry viability.*
- *Avoid approving non-industrial land uses, which will prejudice the availability of land for future industrial requirements, in identified industrial areas.*

4.2 LPPF

The Local Planning Policy Framework (LPPF) provides a local planning policy context for decision making.

Clause 21.03 Economy notes some key issues for Employment as improving access to employment areas for residents; recognizing the need to encourage generation of new job opportunities to meet the needs of a growing population; and action is needed to ensure that adequate jobs are created. It seeks at 21.03-1 & 2 to *encourage the development and use of land within the Hume Highway employment corridor for a range of industry, warehousing and service business.* It also seeks to *support the development of a network of vibrant and economically viable activity centres throughout Hume for existing and future residents and businesses.*

Clause 21.07 Activity Centres and Retailing provides some relevant policies. It seeks to facilitate new activity centres whilst maintaining the hierarchy of activity centres in Hume.

In relation to Restricted Retail it seeks to:

Objective 4

Ensure bulky goods centres are appropriately located throughout Hume to meet the needs of existing and growing communities.

Strategies

- *Distribute bulky goods activity within a hierarchy, with retailers located in centres and in a selected number of specialized regional bulky goods centres.*
- *Encourage smaller scale and/or higher density bulky goods to locate in designated activity centres where they are integrated in higher density urban formats.*
- *Support regional scale specialised bulky goods based activity centres (large scale and low intensity) that service regional catchments where it can be demonstrated that they are not appropriate in existing and planned Activity Centres.*

In relation to forward land supply, it seeks to:

Objective 5

Provide for an appropriate forward land supply for activity centre development including retail.

Strategies

- *Ensure framework planning and precinct structure plans provide for new centres to support new growth areas where there is sufficient catchment to support new centres.*
- *Utilise retail activity and especially retail anchors as the basic 'building block' and economic driver in growth areas, unless there is a superior local land use or economic driver that can be used.*
- *Where possible support business zoned land in multiple ownerships (but not necessarily including single supermarket based centres) so as to avoid monopoly retail conditions.*

In terms of Implementation and Further Work, Clause 21.07 notes that:

- *Council will establish and maintain a hierarchy of Activity Centres for new and existing areas through the development and monitoring of integrated Growth Area Plans for the Sunbury and Hume Corridors.*
- *Council will develop a hierarchy for bulky goods retailing.*

Clause 21.07 also notes the Mickleham Town Centre (Merrifield) as a Major Activity Centre and seeks:

To promote the development of Mickleham Town Centre as a vibrant, employment based activity centre that should accommodate a wide range of shopping, employment, community, health, education and housing options.

Strategies

Strategies for the development of the Mickleham Town Centre will need to be determined through the development of the Precinct Concept Plans.

Implementation

The strategies in relation to Mickleham Town Centre will be implemented throughout the planning scheme by:

- *Merrifield Comprehensive Development Plan.*
- *Merrifield Development Coordination Plan 2008.*
- *Approved Precinct Concept Plans.*
- *Approved Urban Design Frameworks or Plans.*

4.3 Zones

Schedule 8 of the Urban Growth Zone proposes to place the Commercial Precinct A and B into the Commercial 2 Zone. Submission No. 9 submits that these Precincts should be placed in the Industrial 1 Zone.

The two zones have a range of similarities and a number of differences. For completeness, I have also included the Business 3 Zone given it has been referred to elsewhere in this evidence statement. I have analysed the key matters as follows:

	Commercial 2 Zone	Industrial 1 Zone	Business 3 Zone
Purpose	To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.	To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.	To encourage the integrated development of offices and manufacturing industries and associated commercial and industrial uses.
Uses:			
Cinema	Section 1 (must adjoin or have access to a Road Zone)	Section 2	Section 2
Cinema based entertainment facility	Section 1 (must adjoin or have access to a Road Zone)	Section 3	Section 2
Food and Drink Premises	Section 1 (leasable floor area must not exceed 100sqm)	Section 2	Section 2
Industry	Section 1 (with conditions)	Section 1 (with the same conditions and extra amenity requirements)	Section 1 (with the same conditions as C2Z)
Office	Section 1	Section 2 (with the potential for a hard cap on floor space via the Schedule)	Section 1 (with the potential for a soft cap on floor space via the Schedule)
Restricted Retail Premises	Section 1	Section 2	Section 2
Shop	Section 1 (maximum of	Section 3	Section 3

	500sqm, with supermarket)		
Supermarket	Section 1 (maximum of 1800sqm, must adjoin or have access to a road in a Road Zone)	Section 3	Section 3
Trade Supplies	Section 1	Section 2	Section 2
Warehouse	Section 1 (with conditions)	Section 1 (with the same conditions and extra amenity requirements)	Section 1 (with the same conditions as C2Z)
Motel	Section 2	Section 3	Section 3
Residential Hotel	Section 2	Section 3	Section 3
Accommodation	Section 3 (other than Motel, Residential Hotel and Caretakers house)	Section 3 (other than Caretakers house)	Section 3 (other than Caretakers house)
Any other use not in Section 1 or 3	Section 2	Section 2	Section 2

Any other uses of relevance are in the same Section. All other requirements are relatively similar and any differences don't have a material impact on the matters raised in Submission No. 9.

5.0 North Growth Corridor Plan

The North Growth Corridor Plan nominates the PSP as Industrial, save for those areas with Biodiversity values. At Section 5.5, matters relating to Employment are noted. The Mickleham Major Town Centre is noted, as are the Employment Precincts with over 2800 hectares of industrial land and a possible 320 hectares of business land. This document does not define what zones should be applied or provide any guidance on the various uses and how they should be located within the Industrial or Business areas.

The Growth Corridor Plans are informed by the *Growth Corridor Plans Activity Centre and Employment Planning Final Revised Report* by Essential Economics dated November, 2011. I note that pages xv and 101 the report notes that Employment land within the Growth Corridors will *generally contain a mix of industrial land use zones and the Business 3 Zone, as these zones encourage the types of employment uses envisaged for these precincts. In some cases a more specific office zone (eg Business 2 Zone) might be applied for a dedicated corporate business park.* This provides some basis for demonstrating that non-industrial Zones are suitable where

Industry is the designation in the Growth Area Plan. I do note however that whilst it would have been impossible for the document to refer to the Commercial 2 Zone (as it did not exist at the time of writing), the Business 3 Zone is more restrictive in terms of how it treats various uses.

6.0 Craigieburn North Employment Area PSP

The exhibited version of the PSP provides little in the way of justification for the breakdown of the Commercial A and B Precincts and the Industrial Precinct. It notes that the Vision is for a *well presented, mixed employment area...development of the precinct will accommodate a range of businesses and jobs and foster diverse employment opportunities for workers.*

At 3.2.3, a range of Employment Requirements and Guidelines are nominated but they relate to matters of built form rather than use.

Table 6 on pages 42 and 43 sets out the Property Specific Land Budget. It notes that Commercial Precinct A will have in the order of 38.5ha of developable land. Commercial Precinct B will have in the order of 38.3ha of developable land. In my experience car parking and landscaping for Restricted Retail development takes up a similar area to the floor space. If the amended figure of 25000sqm of floor space was allowed without the need for a Planning Permit, then one might expect it would consume in the order of 5 hectares of land. This would represent in the order of approximately 15% of Commercial Precinct A and less than 2% of the NDA of the whole PSP.

I have been instructed that an amended Vision will be submitted by the MPA as part of its submission. The version that I have been provided includes justification for the different precincts proposed and by extension the zones that have been chosen. The reasoning behind the desire to designate the northern portion of the PSP with a more sensitive interface to the Merri Creek environs and adjacent residential precinct appears sound. This decision appears to be less about strategic designation and more about site specific assessment which one would expect at PSP stage.

7.0 Other Employment PSPs

I have reviewed other completed Employment PSPs to seek guidance on how zones were applied. My findings are:

PSP	Growth Plan Designation	Applied Zone
3: Cardinia Road Employment Area	Industrial	Did not use Applied Zones and included its own table of uses for a wide range of precincts. For example, Restricted Retail is a Section 2 use, with locational limitations.
20: Folkestone Employment Area	Industrial and Residential	Business 3 Zone – now Commercial 2 Zone – subject to Amendment C194 to change it to Industrial 1 Zone and General Residential Zone.
24: Merrifield Employment Area	Industrial	Comprehensive Development Zone. Restricted Retail is a Section 2 Use and has a locational limitation.
28: Robinsons Road Employment Area North	Industrial	Business 3 Zone – now the Commercial 2 Zone.
29: Robinsons Road Employment Area South	Industrial	Industrial 1 Zone
37: Truganina Employment Area	Industrial	Mainly Industrial 2 and 3 Zones, with a small amount (say 5-10%) of Business 3 Zone (now Commercial 2 Zone)
39: East Werribee Employment Area	Business with Residential	A mix of Industrial 1 Zone (Enterprise and Interchange Business Hubs), Commercial 1 Zone (Commercial, Health and Learning and Local Town Centre Hubs) and Residential Zones (Community areas).

This sample of completed PSPs reveals to me that an Industrial designation in a Growth Plan does not necessarily mean that the Responsible Authority is restricted to the use of an Industrial Zone when applying zones.

(It should be noted that the Folkestone Employment Area was not strictly a Precinct Structure Plan and was in fact a stand alone Amendment that commenced prior to the PSP process coming into being, but was subsequently adopted by the GAA at the time. Taylors (specifically myself) acted for Folkestone and AMP during Amendment C98 and we have continued to act for the current owner AMP in the ensuing years including being the proponent for Amendment C194 noted above.)

8.0 Response to Matters raised Submission No.9

1. *The land contained within PSP 25.1 is identified in the North Growth Corridor Plan as Industry. Amendment C198 and the CNEPSP propose approximately 25% of the nett developable area to be included in the Commercial 2 Zone and available for commercial purposes. The Amendment is inconsistent with the Hume Planning Scheme and the North Growth Corridor Plan.*

My assessment of other Employment Precinct PSPs found that a designation of *Industry* in the Growth Corridor Plans did not necessarily correlate with the sole use of an Industrial Zone. Whilst the Commercial 2 Zone is not an Industrial Zone, the fact that *Industry* and *Warehouse*, for example, are Section 1 uses, leads me to the view that it is a zone that facilitates industrial outcomes.

I have not found an example where the Commercial 2 Zone has been used in a similar manner to what is proposed here, but its predecessor, the Business 3 Zone was used in a number of similar situations. This leads me to the conclusion that one is not constrained to the use of the Industrial Zones in this circumstance. The Business 3 Zone, and now the Commercial 2 Zone, are suitable alternatives in my view, notwithstanding that I note that the Commercial 2 Zone is more liberal in what it allows than the Business 3 Zone.

2. *The Restricted Retail Study – Craigieburn North, Final Report April, 2015 (SGS Economics) and the Planning Report is flawed in approach to assessment and recommendations regarding the allocation of restricted retail floorspace. The Restricted Retail Study report also infers a development outcome for Merrifield City Centre which suggests the location is an inferior location for large format retailing. Given the advanced planning of Merrifield City Centre and the opportunity to create an integrated activity centre comprising a range of densities of retailing, it is inappropriate to make such inferences about the Merrifield City Centre.*

I defer to the evidence of others in relation to this matter as it is beyond my expertise.

3. *The economic reports supporting the proposed extent of commercial development of Amendment C198 identify the potential floorspace based on the complete build out of the North Growth Corridor. To facilitate out of centre development at this early stage of development will undermine the orderly growth and development of the North Corridor. The Ministerial Directions in relation to growth areas is to utilise retail floorspace limits to assist the development of activity centres. A significant floorspace limit in an out of centre area will undermine the viability and development of the activity centres identified in the activity centre hierarchy.*

I agree with this submission in part. The Commercial 2 Zone does allow a number of uses without a permit that I am of the view are better suited to an Activity Centre. I have addressed them below. Notwithstanding that, I support both Office and Restricted Retail (with a floor space limit in Commercial Precinct A) both remaining as Section 1 uses.

I do not think either of these uses would be likely to commence in the short term given that access to the Hume Freeway would be likely to be constrained for some time. I note that the PSP nominates the half diamond interchange as *potential* and that *interim* access will be provided to the north through to Donnybrook Road. Without convenient access from the Hume Freeway, I do not expect Restricted Retail users to seek to set up in Commercial Precinct A in the short term. Therefore, I think it will be unlikely that it will undermine the activity centre hierarchy.

4. *The use of the Commercial 2 Zone is inappropriate in an area identified for Industrial purposes as it facilitates extensive retailing activities and dilutes and disregards the hierarchy of activity centres planned for the north Growth Corridor. The more appropriate zone is the Industrial 1 Zone, where Retail premises (other than Shop) requires a planning permit and can be assessed in terms of the planning policy for the precinct.*

Firstly, I do not agree that the Commercial 2 Zone is inappropriate in an area identified for Industrial purposes, for the reasons I outlined earlier. Use of the Business 3 Zone in other PSPs demonstrates that zones other than the Industrial Zones are appropriate. Notwithstanding that, I note that the Commercial 2 Zone has differences to the Business 3 Zone in terms of various key uses.

The exhibited Amendment C198 documentation and the PSP do not provide detailed explanations as to why the Commercial 2 Zone is being used both in terms of location and quantum, as well as what strategic objective it is achieving. The revised versions submitted as part of the MPA submission provide a stronger basis for its inclusion.

There are a number of uses that are listed in Section 1 of the Commercial 2 Zone that I believe should be listed as Section 2 or Section 3 uses. They are Cinema (should be Section 2); Cinema based entertainment facility (should be Section 3); and Shop and Supermarket (should be Section 3). These uses are better suited in my view to the various activity centres in the hierarchy.

In terms of the other differences in use between the Industrial 1 and Commercial 2 Zones:

- Office: I support this as a Section 1 use in the C2Z as it provides a point of difference should demand exist now or into the future for this form of development. It is consistent with a number of the policies and objectives that encourage a variety of employment options.
- Restricted Retail: As a Section 1 use in the C2Z, it is restricted by Clause 2.4, such that it is a Section 2 use in Commercial Precinct B, and limited to 35,000sqm in Commercial

Precinct A before a permit is required. I understand that submissions will be put by the MPA reducing this figure to 25,000sqm, as the 35,000sqm figure was an error. The strategic basis for these figures is the SGS report *Restricted Retail Study – Craigieburn North (April, 2015)*. It is likely that this demand would be taken up along the Hume Freeway frontage of Precinct A. I am of the view that this would be unlikely to commence in the short term given access constraints, as noted above.

- Trade Supplies: There is no restriction on Trade Supplies floor space in Clause 2.4, thereby theoretically meaning this use could be unlimited if the C2Z is applied. I would be inclined to couple the floor space restriction in Clause 2.4 for Restricted Retail with that of Trade Supplies given the similar nature of the two uses.
- Motel and Residential Hotel: These two uses are in Section 2 of the C2Z, as opposed to Section 3 of the In1Z. I am supportive of these uses being capable of granted a permit as they provide variety of accommodation in circumstances where the Responsible Authority is satisfied there will be no reverse amenity impacts.

The other way to handle these matters is to use the Industrial 1 Zone and use Clause 2.4 to elevate Office to Section 1 in Commercial Precincts A and B and 25,000sqm of Restricted Retail and Trade Supplies to Section 1 in Commercial Precinct A.

5. *The proposal for 84 hectares of Commercial use, in combination with Amendment C183 to the Whittlesea Planning Scheme will result in an unnecessary accumulative increase of Commercial Zone land and will undermine the activity centre hierarchy of the North Growth Corridor.*

Subject to the changes I have suggested above, in combination with the restrictions in Clause 2.4 in the exhibited Amendment documents, I am of the view that this Amendment will not undermine the activity centre hierarchy in the North Growth Corridor.

9.0 Conclusion

It is my opinion that Amendment C198 is worthy of support subject to the following changes to Clause 2.4 of Schedule 8 to the Urban Growth Zone:

- Restricted Retail and Trade Supplies floor space in Commercial Precinct A being reduced to 25,000sqm before a Planning permit is required.
- Trade Supplies in Commercial Precinct B to be a Section 2 use
- Cinema in Commercial Precinct A and B to be a Section 2 use
- Shop, Supermarket and Cinema based entertainment facility in Commercial Precinct A and B to be Section 3 uses

NICK HOOPER

Taylors

November 2015