



FINAL REPORT.

Date: September 2010.

PROJECT NAME: Growth Areas Authority – Land Assembly Strategy

REPORT FOR THE GROWTH AREAS AUTHORITY.

SUBJECT: LAND ASSEMBLY STRATEGY FOR PSP's 25, 26, 21 & 23.

STATUS:

Over the past several months Gerard Coutts Pty Ltd Project Management, on behalf of the Growth Areas Authority (GAA), has undertaken desktop evaluation and significant land owner consultation in the following Precinct Structure Plan (PSP) areas:

1. PSP 25 – Mickleham Employment Area North (E2)
2. PSP 26 – Mickleham Employment Area South (E3)
3. PSP 21 – Greenvale Activity Centre (A4)
4. PSP 23 – Greenvale South (R3b)

We are pleased to present a report that outlines the results of the desktop and landowner discussions undertaken since April 2010.

PURPOSE:

The purpose of this evaluation has been to determine the potential for land owner unification and consolidation in the precinct areas, therefore assisting in the Precinct Structure Planning process.

PROCESS UNDERTAKEN.

The initial step in the evaluation was to undertake a desktop study for each of the Precinct Structure Plan (PSP) areas, this process included title searching and land owner identification for all of the parcels of land contained within the PSP areas.

A database was established containing all of the relevant reference details, addresses, and lot numbers and title references. The database was prepared to ensure that adequate cross referencing could be achieved between the spreadsheets and the associated maps.

The GAA decided to notify the landowners in writing of the proposed PSP process, these letters were issued to landowners in March-April 2010. The data base allowed the GAA to direct correspondence to the ownerships identified on title. The GAA issued each of the identified landowners a letter outlining the forthcoming process and requesting the landowners to contact the GAA in writing or alternatively by phone or e-mail to register their response.

The Growth Areas Authority established lists made from contact with the landowners who responded to the process. The details from the lists were forwarded to Gerard Coutts Pty Ltd who made further contact with the landowners to make and maintain contact with the landowners and commence discussion with the landowners on the precinct planning process and the benefits of land assembly and working as groups.

The process that has been followed includes a thorough title search of the land areas to identify ownership structures and to gather critical information such as land areas. The land areas are then applied to a spreadsheet to calculate the Gross Land Area (GLA) of the identified land areas within the study area. A summary of the Overall Land Area Assumptions are tabulated below.

1. PSP 25 – Mickleham Employment Area North (E2)

Introduction.

Precinct Structure Plan 25 is a broad land area defined by Donnybrook Road (North), Summerhill Road (South), Hume Freeway (West) and Merri Creek (East). This area is defined on page 7 of this document and titled “PSP Areas 25 & 26, Mickleham Employment Area North (E2) & South (E3)”.

The Mickleham Employment Area North consists of 28 distinct parcels of land. The extract of the data base outlining land ownerships is included as page 4 of this document and titled “Mickleham Employment Area North (E2)”. The assembled land holding in terms of land area is outlined in Table 1.

PSP 25 – Mickleham Employment Area North (E2)		Acres	Hectares	% of Area
	Description below	846	342.33	n/a
Gross Land Area		846 ac.	342.33 ha.	n/a %
<i>Note: Areas are approximate only and subject to verification.</i>				

Table 1.

Outcomes.

Gerard Coutts Pty Ltd attempted to identify all of the landowners registered on title through various means including company searching (where relevant), site visiting and telephone contact. A high proportion of the properties are small farm holdings in the 10 – 20 hectare area range. In most cases these farm holdings have no permanent residence on the site. Generally the owners of the land live remotely to the land holding. we have had **some** level of success in contacting the landowners.

There are several landowners in the area who strongly support land assembly and recognise the benefit in working collaboratively. These landowners tend to be located in the Kinloch Court-Brookville Drive area. We have met and discussed at length with up to 6 landowners on a *one-on-one* basis located in this section of the precinct. I am confident that this group of landowners may develop the momentum to willingly undertake some of the required work to initiate the PSP process.

Below Donnybrook Road, in the more fragmented and smaller lot holdings, there is little support for any engagement. We have made contact with an Ms Kathy Mora (ID 13) who has previously had contact with the landowners in this section. Kathy Mora had attempted previously to assemble several of the landowners, however this process it seems proved to be of little success. We have avoided excessive engagement after her initial reaction to our attempts to contact her and the assembled owners in the section.

Above Summerhill Road there are several ownerships (ID 25-28) that may be better linked to Precinct Structure Plan 26. We have made some contact with these landowners who remain enthusiastic about the PSP process and seem more motivated than the Kinloch Court-Brookville Drive section.

Therefore the plan identifies within the Precinct Structure Plan a potential staging strategy based on the land owners response. The Kinloch Court-Brookville Drive section would perhaps be identified as short-medium term, Summerhill Road as medium term and Donnybrook Road as long term.

There has been some contact with landowner interest on Summerhill Road (outside the PSP boundary, but inside the Investigation Area) that requires further investigation.

PSP		25		Mickleham Employment Area North (E2)										Land Area		Owner
ID	Title	Ref.	#	Lot	Certificate of Title			Address			Other Details					
#				#	Vol	Fol	#									
1	PS	616391	Lot 21	10111	889		315	Brookville Drive, Craigieburn					3.67	V & R SCARPINO	J. TSOUTSOULIS, L. TSOUTSOULIS, J. GROUGIOS, C. SKENDARIS, P. KIRIAKOU, V. ATHANASIOU, J. MITRIS, C. MITRIS	
2	PS	616391	Lot 22	09818	407		295	Brookville Drive, Craigieburn					7.84	J.J TAVERNA & T.A FELTIS		
3	PS	616391	Lot 23	09818	408		275	Brookville Drive, Craigieburn					8.40	E. MACEROLA		
4	PS	616391	Lot 24	09818	409		245	Brookville Drive, Craigieburn					8.73	S & J TAXIDIS		
5	LP	205834	Lot 5	09818	413		225	Brookville Drive, Craigieburn					9.00	R. PANNUNZIO & M. PATRUNO & E. PANNUNZIO		
6	LP	205834	Lot 6	09818	414		185	Brookville Drive, Craigieburn					21.00	N. SOUEID		
7	TP	830130	Lot 1	09706	679		980	Hume Highway, Craigieburn					9.56	ZAYSUNG PTY LTD		
8	LP	205835	Lot 10	09769	551		165	Brookville Drive, Craigieburn					12.00	A & N FIRMANI, H & S CAKAM		
9	LP	205833	Lot 11	09818	411		290	Brookville Drive, Craigieburn					9.00	P & AVOTSIS		
10	LP	205833	Lot 10	09818	410		270	Brookville Drive, Craigieburn					9.00			
11	LP	205834	Lot 9	09818	417		230	Brookville Drive, Craigieburn					9.00	A.M.A CURCIO & N & R LOVERSO	J. TSOUTSOULIS, L. TSOUTSOULIS, J. GROUGIOS, C. SKENDARIS, P. KIRIAKOU, V. ATHANASIOU, J. MITRIS, C. MITRIS	
12	LP	205834	Lot 7	09818	415		180	Brookville Drive, Craigieburn					21.00	S & M BARDARIS		
13	LP	205834	Lot 8	09818	416		220	Brookville Drive, Craigieburn					21.00	J KERTESI & K MORA		
14	LP	205835	Lot 11	09769	552		10	Kinloch Court, Craigieburn					13.05	FERIDE ET & ET PROPERTY HOLDINGS PTY LTD		
15	LP	205835	Lot 12	09769	553		20	Kinloch Court, Craigieburn					12.21	A & G STRANGIS		
16	LP	205835	Lot 13	09769	554		30	Kinloch Court, Craigieburn					12.08	C & C BORG		
17	LP	205835	Lot 14	09769	555		40	Kinloch Court, Craigieburn					12.35	G & G FASULO		
18	PS	518231	Lot 1	09769	550		105	Brookville Drive, Craigieburn					12.75	M. DI MARTINO		
19	PS	518231	Lot 2	09828	775		920	Hume Highway, Craigieburn					17.03	R & FLUPPINO		
20	LP	205835	Lot 18	09769	559		80	Kinloch Court, Craigieburn					14.23	R. CALLEA & G & L CALLEA		M.A.V.M. NOMINEES PTY LTD
21	LP	205835	Lot 17	09769	558		70	Kinloch Court, Craigieburn					12.71	A. DE PACE & R & C CARUSO		
22	LP	205835	Lot 16	10191	894		60	Kinloch Court, Craigieburn					13.62	CRAIGIEBURN HEIGHTS PTY LTD		
23	LP	205835	Lot 15	09769	557		60	Kinloch Court, Craigieburn					14.51	A & A BILLECI		
24	PS	518231	Lot 3	09546	809		860	Summerhill Road, Craigieburn					9.14	A & S MANGIAFICO		
25	LP	143296	Lot 6	09546	808		840	Summerhill Road, Craigieburn					12.37	D & R GAROFFOLO		
26	LP	143296	Lot 5	09546	807		810	Summerhill Road, Craigieburn					12.36	M.A.V.M. NOMINEES PTY LTD		
27	LP	143296	Lot 4	09546	806		790	Summerhill Road, Craigieburn					12.36	R.S BROWN		
28	LP	143296	Lot 3	09546	805		770	Summerhill Road, Craigieburn					12.36	S & T TONNA		
														342.33		

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2. PSP 26 – Mickleham Employment Area South (E3)

Introduction.

Precinct Structure Plan 26 is a broad land area defined by Summerhill Road (North), Craigieburn Road (South), Hume Freeway (West) and Merri Creek (East). This area is defined on page 7 of this document and titled “PSP Areas 25 & 26, Mickleham Employment Area North (E2) & South (E3)”.

The Mickleham Employment Area South consists of 13 distinct parcels of land. The extract of the data base outlining land ownerships is included as page 6 of this document and titled “Mickleham Employment Area South (E3)”. The assembled land holding in terms of land area is outlined in Table 2.

PSP 26 – Mickleham Employment Area South (E3)		Acres	Hectares	% of Area
	Description below	603	244.02	n/a
Gross Land Area		603 ac.	244.02 ha.	n/a %
<i>Note: Areas are approximate only and subject to verification.</i>				

Table 2.

Outcomes.

Gerard Coutts Pty Ltd has successfully made contact with the majority of the landowners identified as Precinct Structure Plan 26 (ID 1-13). The majority of the properties are small farm holdings and in some cases there are no permanent residences on the lots. This area remains a work in progress, but without question we have had a **highly successful** level of contact with the landowners.

In this short space of time, the landowners located at Summerhill Road (ID 1-9) have formed a landowners group and are working successfully together. This land owners group can be identified as owners west of the Melbourne-Sydney Rail and immediately north of the employment area owned by Macquarie-Goodman.

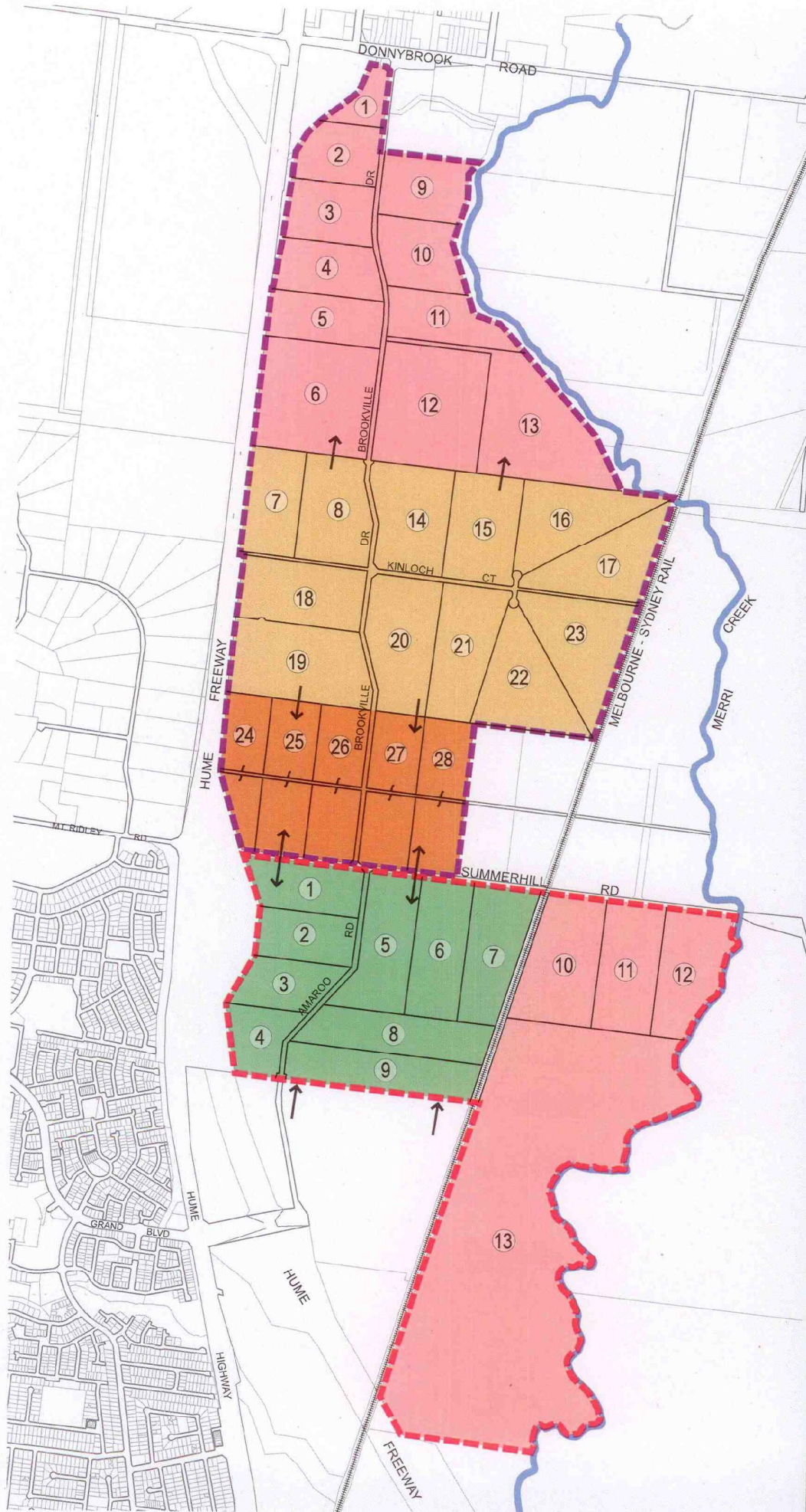
A large land ownership owned by the Noto Family (ID 13) and three smaller land holdings south of Summerhill Road (ID 10-12) are located on the eastern side of the Melbourne-Sydney Rail. I have had several discussions with Mr John Noto (east of Rail) who has noted that he recognises the benefit in the process but is reluctant to spend money at this stage.

The landowners south of Summerhill Road (west of rail) are fully aware of the 4-5 year program for the Precinct Structure Plan. They are prepared to work collaboratively and are discussing sharing the costs of undertaking targeted investigations as a ‘land-owner-funded-process’ to assist in commencing the precinct structure planning process. Mr Fabio luele and Mr Brett Heath (Salta Constructions) who have interest in the land area are the lynch-pins in the group of landowners.

Therefore the plan identifies within the Precinct Structure Plan a potential staging strategy based on the land owners response. The Summerhill Road section (south of Summerhill Road) would perhaps be identified as immediate-short term, and Summerhill Road (east of Rail) would be identified as medium term.

PSP ID	Title Ref.	Mickleham Employment Area South (E3)					Land Area	Owner
		#	Lot #	Certificate of Title		Address		
				Vol	Fol	Other Details		
1	PS	518232	Lot 1	09769	308	835 Summerhill Road, Craigieburn	8.94	Summerhill Nominees Pty Ltd
2	PS	518232	Lot 2	09769	307	30 Amaroo Road, Craigieburn	7.97	Fabio Iuele
3	PS	518232	Lot 3	09769	306	50 Amaroo Road, Craigieburn	7.66	Ivory Link Pty Ltd
4	PS	518232	Lot 4	09769	314	70 Amaroo Road, Craigieburn	6.50	R & R. Scuteri Pty Ltd
5	LP	205880	Lot 4	09769	309	25 Amaroo Road, Craigieburn	12.92	Borsato Constructions Pty Ltd
6	LP	205880	Lot 5	09769	310	755 Summerhill Road, Craigieburn	12.00	A & J. Poulos
7	LP	205880	Lot 6	09769	311	745 Summerhill Road, Craigieburn	12.05	F. Salera
8	LP	205880	Lot 7	09769	312	65 Amaroo Road, Craigieburn	12.02	Boss Corp (Australia)
9	LP	205880	Lot 8	09769	313	85 Amaroo Road, Craigieburn	12.09	G & A. Bayrak
10	LP	149923	Lot 2	09643	106	715 Summerhill Road, Craigieburn	15.16	Nehme
11	LP	149923	Lot 1	09643	105	675 Summerhill Road, Craigieburn	12.64	S. Mustica
12	LP	149923	Lot 3	09643	107	655 Summerhill Road, Craigieburn	12.08	C. J & L. K. Bonavia
13	TP	580733	Lot 1	09144	092	750 Craigieburn Road, Craigieburn	112.00	G & R. Noto
							244.02	

- LEGEND
- PSP 25
 - PSP 26
 - Short Term
 - Long Term
 - Potential Collaboration between Landowner Groups



PSP 25 & 26 - Mickleham Employment Area North (E2) & South (E3)
Hume Growth Corridor

GERARD COUTTS PTY LTD
Project Management

smec
urban
consulting group

Scale: 1:20,000m @ A3

Ref: 34105101
Date: 6 September 2010
Rev: B
Drawn: RL
Checked: MH

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CONCLUSIONS:

We are pleased to report that there is significant support for land owner unification and consolidation in the following precinct areas:

- PSP 25 – Mickleham Employment Area North (E2);
- PSP 26 – Mickleham Employment Area South (E3);
- PSP 21 – Greenvale Activity Centre (A4); and,
- PSP 23 – Greenvale South (R3b).

Our recommendation to the Growth Areas Authority is to continue with the planning process to ensure that the strong community support for the rezoning process is maintained.

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