

27 July 2012

Mr Mark Brennan
Structure Planning Manager
Growth Areas Authority
Level 29, 35 Collins Street
MELBOURNE VIC 3000

Dear Mark,

990 Sayers Road, Satterley Property Group - Section 96A Application Criteria

Urbis continues to act on behalf of Satterley Property Group (SPG) in respect of its landholding at 990 Sayers Road, Tarneit, located within the Riverdale PSP (1091).

This letter responds to the Growth Area Authority's (GAA) requirement for servicing reports to be prepared by those parties interested in lodging planning permit applications concurrent with the Riverdale PSP (1091) planning scheme amendment.

SPG intend to lodge a Section 96a application as part of the forthcoming PSP process. As well as providing commentary from all relevant servicing authorities, this letter responds more specifically to the criteria set out in the GAA's 29th June 2012 email to the PSP91 landowner group, to be addressed in order for a S96a subdivision application in the Wyndham North area to be accepted by the GAA.

1. *The application must have a reasonable chance of being developed upon issue of a permit.*

The landholding at 990 Sayers Road is immediately developable upon issue of a permit. It is located immediately adjacent to the western edge of the developed urban area on the opposite (eastern) side of Davis Road, is readily serviceable and is the logical next extension of the development front westwards, along with the landholdings to its north and south.

Access to the land will be provided via two access points off Davis Road, which will be facilitated via the raising of the intersection of Sayers and Davis Roads, a development infrastructure project of critical importance to the corridor (refer to Item 3 below).

2. *The land owner/developer must intend to develop the land as soon as possible following issue of a permit.*

It has always been SPG's intention to develop this landholding immediately upon receipt of subdivision approval. It has long been SPG's aspiration for its 990 Sayers Road landholding to establish its presence in the western growth corridor, having successfully commenced developments in the Whittlesea Corridor and in the inner urban area of Melbourne.

SPG were proactive in retaining Urbis in mid-2011 to provide advice as to the likely technical reports and inputs that would be required to support a Section 96a permit application, well in advance of the GAA's more recent advice as to what technical reports are required in support of such applications. Consequently, SPG are well advanced with their supporting technical studies including:

- Preliminary Environmental Site Assessment

- Hydrogeological Assessment
- CHMP
- Traffic Assessment

In accordance with the GAA's recent advice, these reports will be provided by the end of October 2012, in support of SPG's Stage 1 permit application.

3. *Ability of the development to be serviced with the relevant development and community infrastructure (as determined by the GAA) by the developer.*

The Stage 1 development will leverage from existing community infrastructure and services to the east in the initial period until neighbourhood activity centre and educational facilities planned on land parcels immediately to the north and west are in place.

Where there are essential DCP items which must be delivered early to enable development within the PSP to take place, this should be recognised in the DCP funding mechanisms and program. In the case of PSP 91, the intersection of Sayers and Davis Roads requires raising by 1.5m with large culverts constructed beneath the road. We understand from SPG that Council will not issue a Statement of Compliance anywhere in the PSP area until these works are completed. As such, a consortium of developers (including SPG) may need to commence construction ahead of PSP approval. This is an enabling piece of infrastructure on an arterial road, which is required to facilitate the development of the broader corridor.

In the absence of this piece of infrastructure, development is unable to occur and DCP monies will not be collected. Given the importance of this road construction project, we believe this should be the very first priority DPC item. We also are of the view that DCP credits should be applied immediately in respect of this item for the developer(s) involved. This credit must take the form of a credit against ongoing DCP obligations commencing at Stage 1 of the development as opposed to a payment being issued to the developers at a later date.

4. *Depending on the distance from the existing urban area, the development must be located such that it is reasonably likely that surrounding land would be developed within 5 years, taking into account anticipated demand for land, the provision by relevant authorities of infrastructure required to service adjacent development.*

The Stage 1 development is positioned immediately contiguous with the developed urban area, as outlined above. The Stage 1 development comprises approximately 260 residential lots. The early residential catchment it will deliver will help provide and support physical and social infrastructure, particularly planned commercial centres and schools within the Wyndham North PSPs area. We understand that adjoining developers around this interface, including Stockland, Yourland, the Golden Group and WalshCorp are also keen to develop early, and are intending on lodging Section 96a applications as part of the forthcoming PSP Planning Scheme Amendment process.

5. *Where an existing road or road reserve is to be used to access a development that road must be upgraded at full cost to the developer to an urban standard (DCP credits apply where the road is a DCP item).*

Agreed, provided this does not include the duplication of Davis Road to service Stage 1 as this is not considered necessary based on current traffic volumes.

6. *The proposed development must be able to demonstrate convenient access to existing development and community infrastructure unless that infrastructure is to be provided as part of the development as outlined above.*

Refer to Item 4 above. This is possible due to the direct adjacency of the subject land to the existing urban front.

7. *Where trunk servicing extensions are required, the applicant must provide details of an agreed approach, including timing, for delivery of the extensions with the relevant infrastructure/service provider with the application.*

SPG have appointed consultants Watsons to consult with all relevant servicing authorities on the proposed development of this landholding, in the context of their infrastructure roll-out programs. All authorities have now responded verbally confirming the subject land is readily serviceable, albeit that there may be a number of feasible servicing options available, the selection of which is still subject to future detailed planning in the context of the requirements of surrounding land parcels. Its adjacency to the existing urban front makes it the logical next stage for servicing in the orderly planning and development of land within the corridor, and Watsons are comfortable that through the extension of services in accordance with normal practice the site can be fully serviced for all utilities.

Written communications from some service authorities have been obtained, however we propose to provide these in their entirety under separate cover upon receipt, which we expect will be Monday 30th July.

We trust this letter satisfactorily deals with each of the criteria to be addressed, but we would be happy to provide any further information or clarification required by the GAA in order for SPG's forthcoming S96a application to be considered by the Authority.

Yours sincerely,



Bret Fleming
Director

31 August 2012

Department of Planning and Community Development
1 Spring Street
MELBOURNE VIC 3000

Dear Sir/Madam,

990 Sayers Road, Satterley Property Group - Section 96A Application

Urbis acts on behalf of Satterley Property Group (SPG) in respect of its landholding at 990 Sayers Road, Tarneit, located within the Riverdale PSP (1091).

Pursuant to the provisions of Section 96A of the *Planning and Environment Act 1987*, SPG request that a planning permit application for Stage 1 of the subdivision of the land described above be considered concurrently with the consideration of a Planning Scheme Amendment to implement the Riverdale PSP.

This submission (in part) has been prepared in support of a planning permit application for the staged multi-lot subdivision of the land.

This application seeks approval for the first stage of development, which will involve approximately 295 residential lots of varying size and two passive open space reserves, generally in accordance with the final Growth Corridor Plan and the emerging Riverdale PSP, which will apply to the land.

We have been advised by the Growth Area Authority (GAA) that following this letter and the package of information enclosed, prospective applicants are then required to lodge full application packages including technical and supporting reports and plans as per the GAA permit application checklist by Friday 27th October 2012.

This cover letter responds to the GAA requirement for initial applications to be lodged with the Authority by Friday 31st August 2012, and to include:

- Cover letter formally requesting a planning scheme amendment & concurrent application for a permit
- Completed application form
- Application fee (\$781.00 for the subdivision of land)
- Subdivision plans, including:
 - Concept Plan (Plan 36390CP-A_J)
 - Concept Plan – Eastern Precinct (Plan 36390CP-C_B)
 - Site Context Plan (Plan 36390SC-A_B)

This cover letter follows our letter of 27th July 2012 to the GAA addressing a range of criteria to be met in order for a Section 96a subdivision application in the Wyndham North area to be accepted by the

GAA. A copy of this letter is attached, confirming SPG's intention to develop the land upon receipt of approval, that the land is readily serviceable and is a logical progression of the urban front east in this part of the corridor.

Through regular discussions with the GAA, and a more recent presentation of the proposed subdivision plan to City of Wyndham officers on Monday 27th August 2012, SPG now have a highly resolved overall subdivision concept plan and detailed subdivision plan for the area for which a subdivision permit is sought (refer to attached plans).

1 Satterley's Landholding

The landholding at 990 Sayers Road, Tarneit is located approximately 25 kilometres west of the Melbourne CBD. It comprises one title and has a total area of 63.4 hectares.

The land is generally bound by Davis Road to the east, Sayers Road to the south, the property boundary with land controlled by the Golden Group to the west, and the property boundary with land controlled by YourLand to the north. The land is currently accessed directly off Davis Road to the east.

Davis Creek flows through the site from the north and west (tributary) to the south eastern corner. The creek forms a depression of land through the centre of the property and land generally slopes from the north and west, south west and east towards Davis Creek in the centre of the property.

2 Site Context

SPG's landholding sits centrally within the expanded Wyndham West / Wyndham North growth area. The area occupies a highly accessible location on Davis Road, immediately contiguous with the Tarneit West growth front which has reached the eastern side of Davis Road in this area. It is the next logical extension to the existing urban area in this part of Wyndham.

3 Proposed Subdivision

The proposed subdivision layout has been prepared cognisant of the relevant planning framework, and technical background analysis commissioned by the GAA for the broader corridor. SPG have also commissioned technical reports in relation to drainage, traffic and other matters specifically related to its own landholding, which will be forwarded at a future date with the full final submission.

The layout of the proposed subdivision has been holistically planned to respond to the emerging Precinct Structure Plan and the opportunities that the site presents.

The proposed subdivision layout has been prepared in light of its context of Stage 1 of a wider subdivision of the full landholding (indicatively illustrated in Plan 36390CP-A_J), which will ultimately be developed over its 64 hectares.

The proposed layout for Stage 1 (described as the 'Eastern Precinct,' indicatively illustrated in Plan 36390CP-C_B) has the following characteristics:

- Delivery of approximately 295 lots of varying sizes
- Delivery of two new accesses into the site, both from Davis Road

- Creation of a permanent wetland in the southern part of the site, within the Davis Creek corridor, along with a small local park of circa 2,500m² on the western edge of the Stage 1 area adjacent to the Creek

Internal road connections are provided to enable their extension to access the larger of the two planned local parks on the western side of the waterway corridor, and beyond to future adjoining stages, and adequate provision is made for expansion of utility services. The broad staging intent for the overall landholding is for the eastern precinct (the Stage 1 area) to be followed by the south western precinct fronting Sayers Road, followed by the north western and north eastern precincts.

4 Housing Diversity

The project aims to develop the site for a variety of residential lot sizes and housing forms to provide housing options for a range of people. Key elements of the housing diversity philosophy, as evident in the subdivision plan enclosed, include:

- Smaller lots provided at strategic locations, including at the interface with waterway corridor areas
- Duplex-ready lots at key corner locations

The lot mix proposed within the 295 lot Stage 1 area is proposed to deliver circa 12% of lots of 300m² or less, with current calculations (subject to further refinement) for the overall landholding achieving in the order of 10% of lots 300m² or less.

Through the provision of smaller and larger lots, SPG have sought to influence built housing form outcomes in order for this land to play its part in delivering housing choice across the wider precinct.

Draft land budget tables for the overall concept and the Stage 1 area are being prepared at the time of writing, using the approach adopted in recently approved PSPs to define Gross and Net Developable Areas, Net Residential Area and Lot Yields. They will be provided to the Department and GAA under separate cover, however it is noted that there is still some movement in the dimensions of road reserves and waterway corridor particularly, which will affect these calculations.

5 Access and Internal Road Network

The ultimate development of the landholding at 990 Sayers Road is proposed to be provided with three new access points onto the adjoining Council arterial road network, being:

- A new unsignalised intersection with right turns, located mid block along the property's Davis Road frontage
- A new unsignalised intersection with right turns, located approximately 200m east of the western property boundary on Sayers Road
- A new slip lane into the site off Davis Road located south of the main access point, near the intersection with Sayers Road

The two Davis Road accesses are proposed as part of the Stage 1 permit application, with the Sayers Road access to be constructed as part of the future development of the balance of the landholding.

We understand Wyndham Council has expressed a willingness to accommodate unsignalised right-turn intersections on their arterial roads. We are of the view that the main Davis Road and Sayers Road access points are suitable locations for this intersection type.

As part of this application, SPG are also seeking a slip lane into the site off Davis Road further south towards the intersection with Sayers Road. This would provide access to the display village in the initial stages of the development of the land.

The internal road network has been designed to accommodate expected traffic volumes utilising the network, with a variety of road cross sections proposed. The road design will provide an accessible and safe neighbourhood street system for all users. The proposed road reservation widths are generally wide enough to accommodate appropriately sized carriageways, traffic calming devices, parking, landscaping, drainage, public transport, and pedestrian/cycleway requirements, for the different category roads.

The internal road network is compatible with the proposed networks on adjoining sites to the north and west. At the time of lodging this package, complete resolution of road connections with the development concepts being advanced by the YourLand and Golden Group properties to the north and west and are confident that future logical road connections to those properties will be found.

The width of roadways in some locations, particularly alongside the waterway corridor in the far western section of Davis Creek is still to be determined on the basis of ongoing drainage discussions with the GAA.

Road widening reserves of 14.5m have been provided on the Davis and Sayers Road frontages, as confirmed by the GAA.

Finally, we draw your attention to discussion in our letter to the GAA dated 27th July 2012 regarding an essential road project being the raising of the intersection of Sayers and Davis Roads by 1.5m with large culverts constructed beneath the road. This is an enabling piece of infrastructure on an arterial road, which is required to facilitate the development of the broader corridor. We understand from SPG that Council will not issue a Statement of Compliance anywhere in the PSP area until these works are completed. SPG's position on this matter is clearly set out in the 27th July letter, and we look forward to resolving the process, timing and funding details with the GAA and Council.

6 Open Space

The open space philosophy for the ultimate development of the full site is to leverage off the encumbered waterway corridor land, much of it which will still be accessible and providing significant amenity for future residents of the new community. In particular, SPG have seized upon the opportunity the site presents to create a large open space formed by the creation of two local parks at the congruence of the waterway corridors in the middle of the property. This open space forms the heart of the future new community, and is the focal point of much of the road network, including the proposed 25m wide boulevard style road connecting to the main access off Davis Road access to the landholding which will enjoy wide vistas of the creek and its co-located parks.

The subdivision layout has also been planned so as to optimise views along roads to the open spaces and parks within the development. The open space provision for Stage 1 involves the creation of a circa 2,500m² local park located at the western edge of the Stage 1 area, adjacent to the waterway corridor open space (encumbered land). This reserve is located such that it will provide passive recreation for future residents of Stage 1. Also proposed in Stage 1 is the creation of a permanent wetland in the southernmost portion of Davis Creek. Whilst this is encumbered open space, and also an identified Growling Grass Frog corridor, this will be a significant asset to the new and ultimate communities established on the property.

Beyond Stage 1, this park would become part of a much larger passive open space area comprising the encumbered creek land and another circa 8,200m² local park located on the western side of the creek.

The total passive open space provision (some 1.1ha) equates to circa 2.1% of NDA. We are of the view that this is an acceptable level of provision given the amount of encumbered land taken up by the waterway corridors, which in themselves will be a significant asset for the new development.

The Site Context Plan (Plan 36390SC-A_B) illustrates that the central location of the proposed local parks within the subdivision and the proximity of existing local parks on the eastern side of Davis Road provide all but the very south western corner of the landholding (as few as 5 lots) is within 400m of passive open space recreation opportunities.

In terms of Active Open Space, SPG proposes to make its contribution through Development Contribution Plan payments, as no Active Open Space is to be provided on site.

7 Waterway corridors

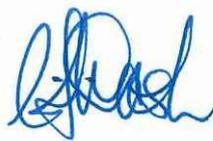
The subdivision plan lodged with this package provides for waterway corridor widths based on the latest information provided by the GAA from the drainage strategy work being undertaken by CPG. We note this as a matter that may require further resolution as part of the wider consideration of stormwater management in the Davis Creek catchment, and therefore subsequent revisions to the subdivision plan. SPG intends to work collaboratively with YourLand and Golden Group to prepare a retarding basin layout that is mutually beneficial, for further discussion and agreement with the authorities.

8 Display Village

It is SPG's intention to lodge a permit application for a display village post-exhibition of the PSP, but before it is approved.

We trust the above and enclosed is sufficient to allow the application to be processed. Please do not hesitate to contact the undersigned on 8663 4828 should the need arise.

Yours sincerely,



Cameron Dash
Associate Director



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

Planning Enquiries
Phone: 03 9742 0777
Web: <http://www.wyndham.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land **1**

1 Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 990	St. Name: Sayers Road
Suburb/Locality: Tarnet		Postcode: 3029

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.: Portion D, Section 15
 Parish/Township Name: Tarnet

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

2 For what use, development or other matter do you require a permit? *

If you need help about the proposal, read: [How to Complete the Application for Planning Permit Form](#)

Multi-lot subdivision of land

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3 Estimated cost of development for which the permit is required *

Cost \$0

⚠ You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions **1**

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Land previously used for farming, including one dwelling

Provide a plan of the existing conditions. Photos are also helpful.

Title Information **i**

5 Encumbrances on title *

If you need help about the title, read:
[How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
 No
 Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details **i**

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name: Same as applicant (if so, go to 'contact information')

Title: Mr First Name: JACK Surname: HOFFMANN

Organisation (if applicable): Satterley Property Group

Postal Address: Unit No.: St. No.: Level 10, 5 If it is a P.O. Box, enter the details here: St. Name: Queens Road

Suburb/Locality: Melbourne State: VIC Postcode: 3004

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details * Same as applicant (if so, go to 'contact information')

Name: Title: Mr First Name: Cameron Surname: Dash

Organisation (if applicable): Urbis Pty Ltd

Postal Address: Unit No.: St. No.: Level 12, 120 If it is a P.O. Box, enter the details here: St. Name: Collins Street

Suburb/Locality: Melbourne State: VIC Postcode: 3000

Please provide at least one contact phone number *

Contact information

Business Phone: 03 8663 4828 Email: cdash@urbis.com.au

Mobile Phone: Fax:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Same as applicant

Title: Mr First Name: Ian Surname: Bunting

Organisation (if applicable):

Postal Address: Unit No.: St. No.: 990 If it is a P.O. Box, enter the details here: St. Name: Sayers Road

Suburb/Locality: Tarneit State: VIC Postcode: 3029

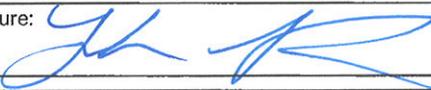
Owner's Signature (Optional): Date: day / month / year

Declaration **i**

7 This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:  Date: 31/8/2022 day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.dpcd.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'yes', with whom?: John Moore, Bruce Henderson, Dean Ellis (Wyndham); 

Date: 27 Aug 2012

day / month / year

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Wyndham City Council
PO Box 197 Werribee VIC 3030

Contact information:

Telephone: 03 9742 0777

Email: mail@wyndham.vic.gov.au

DX: 30258

Translation: Please call 131 450 and ask to be connected to Council on 9742 0777, if you would like this information to be translated.

Deliver application in person, by fax, or by post:



Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:



You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.