


1425 Pound Road, Clyde North

**Planning Permit Application for a Residential Subdivision & Associated Works on
Behalf of Campbell Park Property Developments Pty Ltd**

January 2014

BW REF: 5387

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1 INTRODUCTION

Beveridge Williams & Co Pty Ltd act on behalf of Campbell Park Property Developments Pty Ltd Pty Ltd in support of a permit application for a residential subdivision of approximately 884 lots, incorporating 10 super-lots, 3 drainage reserves, and 4 Passive Recreational Reserves.

The residential subdivision proposed is part of a coordinated vision for the overall site, to be known as St Germain. When completed, it is envisaged that the site will offer the following array of uses:

- * Residential subdivision
- * Retirement village
- * Local town centre
- * Local medical centre integrated with the local town centre
- * Future acute medical services
- * Nursing home
- * Commercial areas
- * Mixed use development

These uses are designed to be complementary and incorporate a new approach to the delivery of medical facilities into local areas.

Separate applications are currently being made for the Retirement Village and Local Town Centre as part of the PSP approval process.

The land is within the Urban Growth Zone and Farming Zone 2 under the Casey Planning Scheme and is in the early stages of transitioning from agricultural land to residential land in accordance with the draft Thompsons Road PSP (1053) and the long term vision for the South East Growth Corridor.

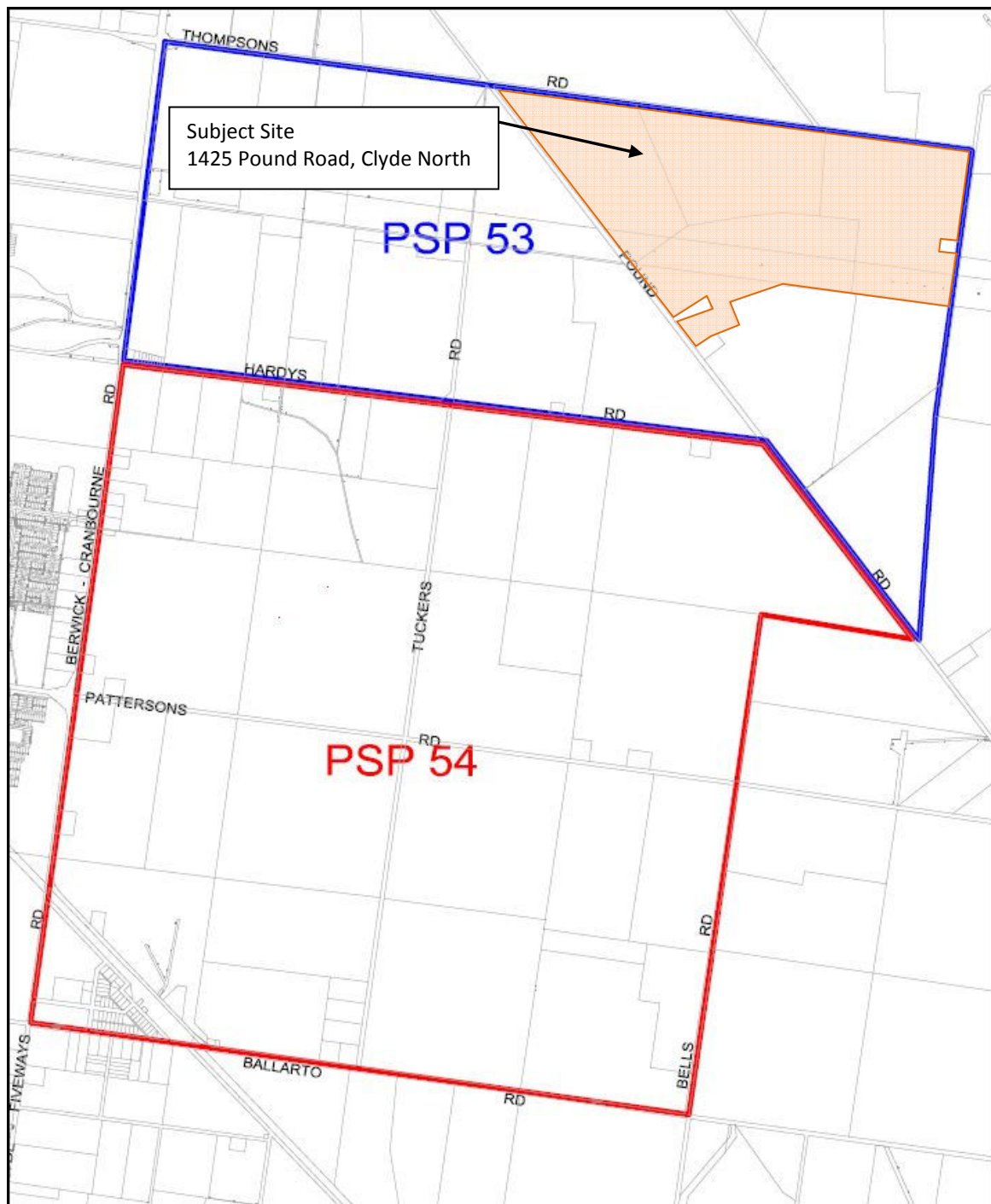


Figure 1 - Subject Site with PSP boundary

The proposal requires a planning permit for subdivision and associated works under the anticipated provisions of the Casey Planning Scheme.

This report provides details of the site and its environs, the proposal and an assessment against the relevant planning controls and policies of the Casey Planning Scheme. The report also details how the proposal responds to and is consistent with the draft Thompsons Road PSP.

Accompanying this report is the Landscape Materplan which demonstrates how the vision of the St Germain theme will be realised by this proposal.

The proposed development designs have also been informed by a number of precinct wide technical assessments. Detailed reports have also been prepared or are currently underway to provide a comprehensive site analysis basis from which the proposal for the site has been developed. It is our intention that the proposal will comply with the proposed Native Vegetation Precinct Plan which will be contained in the gazetted PSP.

It is submitted that the proposed subdivision:

- Will help achieve the City of Casey's forecasted population increase.
- Will contribute to the provision of community infrastructure for future residents of Clyde North and beyond.
- Will have positive social and economic effects on the community.
- Is consistent with the Casey Planning Scheme inclusive of the:
 - State Planning Policy Framework
 - Municipal Strategic Statement
 - Objectives of the Urban Growth Zone
 - Thompsons Road Precinct Structure Plan
 - All other provision of the Casey Planning Scheme

Accordingly, we request that the Growth Area Authority support the application for an 884 lot subdivision, and associated works.

1.1 Development Profile

The key details relating to the proposal can be summarised as follows:

Project Details: *	
Site Address:	1425 Pound Road, Clyde North
Formal Description:	Lot 3 PS300094R, Lot 2 PS300094R ,Lot 2 PS433177T, and Lot 4 PS300094R
Total Site Area:	171.20ha (The Residential Estate component, the subject of this 96A application is 95.154ha)
Proposal:	894* conventional lot residential subdivision, 10 Super-lots, 3 Drainage Reserves, and 4 open space areas and associated works.
Development Components:	894 conventional lots and 10 super-lots Standard Residential Lots – 37.752ha Super-lots – 5.959ha Drainage Reserve – 6.298ha Unencumbered Passive Open Space – 2.701 ha Estimated net developable area (for application area) - 66.906ha
Encumbrances	Power-line Easement – 18.591ha (excluding Drainage Reserve within easement area)

*as per the Indicative Development Plan – Lot Mix by Area –29/01/14

*Actual lot number may change over time subject to statutory and market conditions.

2 SITE AND SURROUNDS

2.1 Site Context

The subject site is located within the City of Casey and within the South East Growth Corridor and is situated approximately 46km from central Melbourne. The site is located within PSP53. The site forms part of an area which is transitioning from agricultural to urban uses.

On the north side of Thompsons Road is PSP 13 - Clyde North which is completed and forms part of the Casey Planning Scheme. The urban development front is located approximately 900m to the north of the site where development south of Grices Road is currently under construction.

The parcel is situated approximately 1.7km east of Berwick-Cranbourne Road, which serves as a main arterial road providing access to Melbourne via the Princess/ Monash Freeway. The Cranbourne Activity Centre is located approximately 6.7km west of the subject site.

2.2 Subject Site

This Gill site is known as 1425 Pound Road, Clyde North. The site totals 171 ha in area making it one of the largest land holdings in the Clyde new growth area.

The site is a key landmark site for the new growth area, being adjacent to the proposed Thompsons Rd freight route and also to the proposed primary north south arterial road.

The site is located along the southern side of Thompsons Road between Pound Road and Smiths Lane and there are frontages available to each road. The site is irregular in shape and comprises four existing lots. Thompsons Road, Pound Road and Smiths Lane are currently unsealed two-way roads. Approximate road frontages are as follows:

- Thompson's Road - 2400 metres,
- Smith's Lane - 790 metres, and
- Pound Road - 1654 metres.

The site is mildly undulating, being generally flat along the Thompsons Road frontage however the land rises to the south (high point towards the SW corner). The site is largely cleared of vegetation, save for some existing cypress wind breaks (in poor condition), and it is currently being used for grazing purposes. A high voltage transmission line runs along the majority of the southern boundary, in an east-west orientation and the desalination pipeline runs inside the site adjacent to Pound Road.

There is a dwelling located on the site and a number of agricultural sheds common to rural use.

The majority of the site is zoned Urban Growth Zone although the alignment of the regional transmission lines is zoned Farming Zone. A small section of the eastern end of property is within the Land Subject to Inundation Overlay.

The proposed development spans across four (4) titles which are formally described as:

Vol. Folio.	Plan Reference	Area
Vol 10027 Fol 605	Lot 3 PS300094R	40.00ha
Vol 10027 Fol 604	Lot 2 PS300094R	40.02ha
Vol 10528 Fol 301	Lot 2 PS433177T	48.47ha
Vol 10027 Fol 606	Lot 4 PS300094R	42.71ha
Total:		171.20ha
Residential Estate component		95.154ha

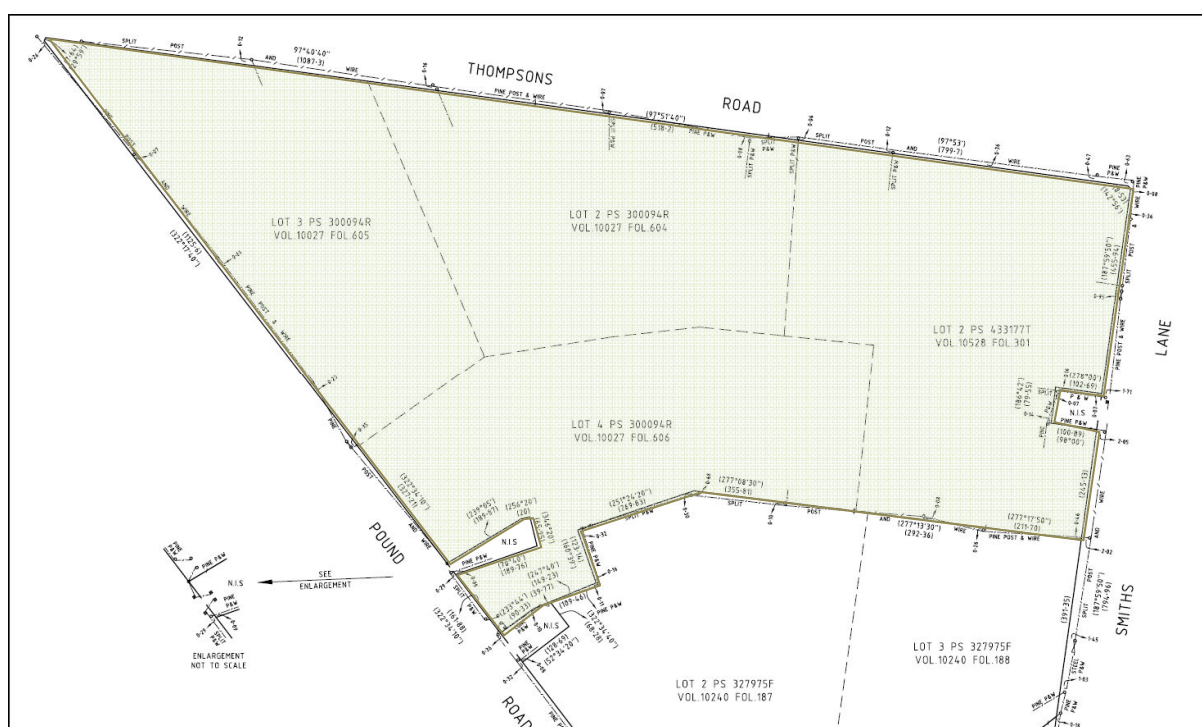


Figure 2: Site Titles Plan

Copies of the Certificates of Title have been included as Appendix A.



Figure 3: Site Location

Source: Near Map

Not to scale

The Certificate of Title indicates that the land is burdened by a number of electricity easements for the existing high voltage power lines which cross the site in an east west direction. The land is also encumbered by easements in favour of Melbourne Water which generally follow Pound Road, however these easements are outside of the specific application area of this 96A application. Refer to the Lot Mix Plan in Appendix H for specific details.

There are no other covenants, or other restrictions, listed on Title that would affect the planning approval of the proposed subdivision.

Key site characteristics include:

- The site was historically used for agricultural purposes.
- The site is currently occupied by an existing dwellings associated outbuildings and farm related structures. This dwelling has no recorded heritage value.
- There are various farm tracks within the site which link the dwelling and various farm structures.
- Two rows of high voltage transmission towers traverse the property entering from the east boundary, and departing through to the western property boundary. Directly to the south of these lines is a third smaller power line, which is mounted on more standard power poles approximately 9-12m high.
- There is a series of dams situated in the eastern portion of the property.
- Fences divide the paddocks within the site.

A detailed Site Analysis Plan is included as Appendix H.

Topography

The topography of the site is characterised by two different topographic areas. The northern half and eastern portion of the site is flat open pastures. The south and south western half of the property is characterised by a low rolling hill, which is crested by the High Voltage Transmission towers.

A Feature Survey is included as Appendix B. The high points on the site are also shown in the Site Analysis Plan at Appendix H.

Vegetation

No areas of Native Vegetation have been identified through the Department of Sustainability and Environment (DSE) Time Stamping process within the application area. Vegetation on the application area is largely in the form of planted rows of both native and non-native trees which appears to have been planted as wind breaks and shelter for stock.

Re-planting will ensure that the site offers a good level of revegetation which will both support the drainage system, and will also add to the landscape quality and character of the area.

Details of existing vegetation at this site can be found in Appendix H.

2.3 Surrounding Land

The Clyde growth area encompasses totals approximately 4,930ha and traverses approximately 8km north to south and 6.5km east to west. The area abuts two existing development 'fronts' being Cranbourne East to the west and Clyde North to the north.

The topography of the area is generally characterised by a range of small rises which provide distant views, especially to the ranges to the north and north east however much of the land is flat.

A range of waterways traverse through the new growth area in the form of creeks and open drainage channels. Water is used extensively by the market gardens and the creeks are a vital element of the current landscape. The regionally important Cardinia Creek forms part of the eastern boundary of the growth area.

The majority of the properties within the area are used for rural purposes. The primary rural use is livestock agistment and market gardening in the southern part of the growth area.

A large clay quarry is located towards the north of the subject site (south of Thompsons Road) and the quarry site has been nominated on the South East Growth Corridor Plan as the location for a Major Town Centre in the northern part of the growth area.

The following is a summary of the land specifically surrounding the site:

North

Directly north of the site, across Thompsons Road, are properties known as 1275 Pound Road, 2125 Thompsons Road, and 2175 Smiths Lane, Clyde North.

These properties are used for agricultural purposes. The properties are mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens.

East

The properties to the east of the site, across Smiths Lane are known as 10, 20 and 110 Smiths Lane.

These properties are used for agricultural purposes. The properties are mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy

screens. The High Voltage Transmission Line which crosses the subject site also continues along the adjoining property to the east (110 Smiths Lane).

The Cardinia Creek forms the west boundary of these 3 properties.

South

The properties to the south of the site, include 105 Smiths Lane, 1525, and 1485 Pound Road. 105 Smiths Lane and 1525 Pound Road are both larger properties used for agricultural purposes while 1485 Pound Road is a relatively small site of approximately 1 hectare containing a residence and garden.

The properties are mostly cleared of trees apart from some trees which appear to have been planted in rows along fence lines and as wind breaks and privacy screens.

A drainage line which contain a number of elongated dams, is located on the subject site continues to run through the north eastern corner of 105 Smiths Lane.

West

Directly west of the site, across Pound Road, are 1350 and 1450 Pound Road. On the east side of Pound Road is 1455 Pound Road, which is surrounded on 3 sides by the subject site. It is a relatively small site of approximately 1 hectare containing a residence and garden.

The properties on the west side of Pound Road are used for agricultural purposes. These properties are mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens. The High Voltage Transmission Line which crosses the subject site also continues along the adjoining property to the west (1450 Pound Road).

3 THE PROPOSAL

3.1 Subdivision

This planning application is for the subdivision of land, tree removal and associated works.

The key land use details of the subdivision design are as follows:

Land Use	Area / Size	Number of Lots	Percentage
Residential Lots (874)	37.752ha		
Conventional Lots	<300m ²	48	5.5%
Conventional Lots	301m ² -600m ²	813	93%
Conventional Lots	>600m ²	13	1.5%
Medium Density Super-Lots (10)	5.959ha		
Non arterial Roads	23.249ha		
Drainage Reserve	6.298		
Powerline Easement	18.591ha		
Tree Reserve	0.604ha		
Unencumbered Passive Open Space	2.701ha		
Net Developable Area	66.960ha		

The Key Features of the subject proposal are as follows:

- The subdivision proposes 884 lots, within this number are 10 areas designed for Medium density housing. The Medium Design Housing will either be clustered around the commercial areas to the north of the application areas, or the proposed Reserve areas.
- Three principle Drainage Reserves will be provided across the application area. The first being located centrally south of the commercial area, with the second being located in the south east corner of the site within the powerline easement and the third being located in the north east corner of the site.
- Three principle Passive Open Space areas will also be provided across the site. The open space areas have been located strategically across the site to allow for maximum use and ease of access.
- Community Facilities are proposed adjoining the Retail and Medical precinct. These facilities will form part of the separate subdivision application dealing with the non-residential components of the St Germain proposal.
- Conventional lots range in size from to 769 m² to 224 m² with an average lot size of 432m². Ten super-lot are also proposed.
- Road connections have been proposed to Thompsons Road to the north, Smiths Lane to the east, to the adjoining subdivision to the south and to the proposed north-south arterial road through the west of the site.

- A residential lot yield of 15.11 lots per hectare is achieved, which excludes potential higher densities associated with super-lot development.

3.2 Landscape Concept Plan

A Landscape Master Plan has been prepared by Beveridge Williams and included as Appendix H of this submission.

The landscape design throughout the St Germain development provides an overall vision to enhance the social and environmental community structure. The aim of the landscape theming is to create a development with a unique identity that references the Saint Germain district of Paris that has provided inspiration for this development. A landscape theme combines historical layouts and natural materials referenced from Paris, while incorporating modern artwork, shade structures and materials.

The road hierarchy conveys a distinctive character utilising deciduous and evergreen trees in avenue-style planting to the larger roads and more informal local-style planting to the smaller streets. Feature trees and planting are located at key points throughout the development.

Parks of varying size and use are located strategically throughout the development. To the south east is a park that visually links the NAC to the north through to the adjacent powerline easement. As well as creating a buffer between housing and the powerline easement this reserve functions as a local park with formal and informal play areas and elements. Shade, barbecue and basketball facilities are incorporated.

To the east of the NAC is a park with combined drainage and passive open space. An activity area including a shade structure and playground is located on the main street between the NAC and the retirement village. Meandering paths wind around the wetland, fanning out into timber viewing platforms at key open water locations.

The western-most park is a local passive park with a small lake located on an existing dam, with nearby picnic and shade facilities. A small playground is included to cater for the entire family. Treed paths allow for movement in numerous directions through the park, bordered with seating, given its close proximity to the retirement village.

All open space areas are visually linked with treed avenues and replication of the development's landscape theming.

Reserves should be maintained and managed on an economically and environmentally sustainable basis and provide equitable access for all members of the community regardless of age, physical abilities, cultural background and socio-economic status.

3.3 Drainage Strategy

Beveridge Williams has prepared a Stormwater Management Plan (SWMP) to demonstrate that the proposed development can meet the Urban Stormwater Best Practice Environmental Management Guidelines (BPEMG) and to provide supporting evidence that the stormwater discharges from the proposed subdivision shall be to the satisfaction of Melbourne Water Corporation (MWC).

The Site Stormwater Management Strategy is based on the Regional Stormwater Management Strategy (SWMS) prepared by Neil Craigie for the Casey Growth Areas known as Thompsons Road PSP 53 and Clyde North PSP 54. The report is now in its final form and is with both Melbourne Water and the MPA for consideration. The plans presented with this report amend the drainage reserve areas in line with the recommendations and outcomes from Neil Craigie's latest report.

Due to the size and topography of the site the site is covered by two catchment areas. Melbourne Water has declared the eastern end of the site to be part of the drainage scheme (interim) –

Cardinia Creek Drainage Scheme 1310X, and for the western end to contribute to the Ti-Tree Creek Drainage Scheme 0619.

The strategy being prepared by Neil Craigie proposes a series of Sediment Basins (SB) and Wetland/Retarding Basins (WLRB) located in the north of the site discharging to Ti-Tree Creek near Grices Road to the north. The WLRB proposed in the Neil Craigie SWMS is within the subject site, and also caters for external catchments to the west of Pound Road. A second catchment exists within the site discharging to the east towards Baillieu Creek. A Sediment Basin and Wetland/Retarding Basin will be built to cater for the needs of the eastern part of the site.

The strategy provides a methodology for the management of stormwater on the subject site which would result in:

- Conveyance of external catchment flows through the site in accordance with the Melbourne Water Land Development Manual Safe Floodway Criteria;
- Construction of drainage to meet the likely requirements of Melbourne Water and Council, including a 1 in 100 year ARI capacity waterway and underground drainage for the 1 in 10 year ARI storm event for the Commercial area and 1 in 5 year ARI storm event for the Residential areas as needed;
- Construction of Wetlands / Retarding Basins to meet the retardation and water quality treatment requirements.

The above strategy can be implemented and all of Melbourne Water and Council's development requirements can be achieved, in accordance with the Proposed Draft Precinct Structure Plan and with no net effect on the downstream properties.

The process towards working towards the ultimate drainage system design is likely to require some flexibility to allow for different stages of the works to be constructed at different time and to allow for interim designs to operate until later stages of the design are constructed. See chapter 5 of the Drainage Strategy (Stormwater Management Plan) contained in Appendix C.

3.4 Infrastructure Servicing Report & Sewage Servicing Report

An Infrastructure Servicing Strategy and a Sewage Servicing Report have been prepared by Beveridge Williams and are included as Appendix D.

Infrastructure is to be provided in accordance with the requirements of the relevant authority and will be subject to permit conditions.

Services

The following service authorities apply to the subject site:

Service	Responsible Authority
Sewerage	South East Water Ltd ("SEW")
Potable Water	South East Water Ltd ("SEW")
Recycled Water	South East Water Ltd ("SEW")
Electricity	SP Ausnet
Gas	Envestra
Telecommunications	Telstra
NBN	NBN

Roads, electricity, water, sewerage, gas and telecommunications will be provided to the site. Water and sewerage will be reticulated and provided for in accordance with permit conditions provided by the responsible authority and South East Water. Electricity will be provided to SPI Ausnet standards and gas will be designed in accordance with Envestra/APA Group requirements. Transmission pipelines will be located within appropriate easements.

The Sewer Strategy provides a strategy to show that the proposed Residential Development can be serviced by existing Sewerage Infrastructure and / or what additional infrastructure will be required, and its timing of delivery, to enable the servicing of the site.

The strategy provides a methodology for an initial sewer strategy, interim sewer strategy and ultimate sewer strategy.

The ultimate strategy for servicing the area is not yet finalised, but may include the development of a sewerage treatment plant to the south east of the growth area. However a decision on the ultimate design strategy cannot be made until a decision is made on the use of recycled water for the area. Beveridge Williams meets with South East Water on a monthly basis and is confident that, South East Water will complete a strategy for servicing the area in a timely manner.

The interim sewer provision strategy is to transfer sewage from the subject area to existing infrastructure to the north and west via the Cranbourne East gravity sewers and pump stations. The existing infrastructure has a limited capacity to utilise before augmentation works are required.

The main discharge point for the subdivision is from a proposed temporary pumping station to be located next to the Melbourne Water drainage reserve near the Pound Road and Thompsons Road intersection. This pumping station may form part of a permanent network of pumping stations and gravity sewers for the PSP area. There are two options for connecting the proposed pumping station, via a proposed rising main, to an existing trunk gravity sewer. One option is located near Riverstone Boulevard within the Berwick Waters Estate, approximately 1.2km north along Pound Road, and the second is at Wild Scotchmans Way Pump Station, off Linsell Boulevard, located approximately 4.2km away. Refer Figure 3 for the route options of the rising main.

A second pump station will be required to service the eastern part of the site including the Retirement Village. A rising main from this pump station to the Pound Road pump will have to be constructed.

3.5 Roads Layout

Thompsons Road will ultimately be developed as a 6 lane arterial road but in the interim it will have to be upgraded from the current gravel road to a sealed 2 way carriageway from Berwick-Cranbourne Road to the proposed north-south arterial road. This road will ultimately be developed as a dual carriageway road 6 lanes wide. The construction of this road is expected to be covered by DCP and Developer funding. Smiths Lane is a gravel road but is rated as a Connector Road and as such, will be required to be constructed with Developer funding.

Thompsons Road, being a designated arterial road, will require road reserve widening. Intersection treatments will require widening to allow for turning lanes, and the extent of the treatments will be determined in preliminary functional road designs.

As per the preliminary PSP plans, the north-south arterial road is required near the western end of the site with land set aside for the ultimate width of the arterial. Only a single carriageway is required to be built by the developer to initially service the site.

4 TECHNICAL INVESTIGATIONS & DESIGN CONSIDERATIONS

A series of reports have been completed to help inform the design response:

- Cultural Heritage – an assessment of the site’s cultural heritage sensitivity
- Flora and Fauna – Flora has been detailed at this site via the Time Stamping process in accordance with the methodology enacted by the Department of Environment and Primary Industry. Fauna of note in this area potentially includes the Growling Grass Frog and the Southern Brown Bandicoot.
- Preliminary Environmental Contamination Assessment – an analysis of any significant soil contamination or potential contamination sources on the site
- Hydrogeological Assessment – an assessment of groundwater conditions (and potential for contaminated land). Our client has expressed their desire for this report to be required as a condition on permit.

A summary of findings and implications for the site design are detailed below.

4.1 Cultural Heritage Management Plan

Aboriginal Cultural Heritage – Desktop, Standard and Complex Assessment Summary

Heritage Insight P/L (HI) was engaged by Campbell Property Developments Pty Ltd to provide a detailed assessment of the cultural heritage values for the subject site. A summary of the findings are provided below.

Desktop Assessment

A Cultural Heritage Desktop Assessment was prepared in accordance with Clause 8, Schedule 2 of the Aboriginal Heritage Regulations (2007). The aim of the desktop assessment was to produce an archaeological site prediction model to assist in the design of fieldwork and subsequent management recommendations.

The desktop assessment anticipated a level of ground disturbance in relation to vegetation clearance, agricultural activities and the installation of electricity towers across the southern region of the property. Some ground disturbance was also expected in relation to the construction of the dams along the prior watercourse. The presence of a large number of sites across the geographic region, particularly in association to watercourses however indicated that the likelihood of finding further Aboriginal archaeological sites within the Activity Area was highly likely.

A site prediction model was therefore established to assist in determining the type of archaeological sites which may potentially occur within the Activity Area, the possible contents of these sites, the possible past use of the landscape by Aboriginal people and the likely extent of ground disturbance to archaeological sites.

The site prediction model was used as the basis for the surveys undertaken as part of the standard assessment.

Standard Assessment

Heritage Insight undertook a survey of the site on 25 March 2011. The survey was carried out in order to:

- Identify any surface evidence of cultural heritage sites
- Identify areas of potential sensitivity for subsurface deposits of Aboriginal cultural material.

There were a total of 13 artefacts recorded during the standard assessment. These artefacts were registered on the Victorian Aboriginal Heritage Register (VAHR) within VAHR 7921-1456 (Thompsons Road, Clyde North Low Density artefact Distribution 1) and VAHR 7921-1465 (Thompsons Road, Clyde North Artefact Scatter 3).

The standard assessment also identified three locations within the subject site as areas of potential archaeological sensitivity:

- The rise in the south-western region is terraced and comprises a sequence of elevated flat ground and gentle declines. This rise overlooks the location of the prior watercourse, near the location of the dams.
- The series of dams along the southern section of the prior watercourse are considered to be a PAS for subsurface artefact deposits as this area has already confirmed the presence of surface artefacts and is quite likely to also contain subsurface artefact deposits as well.
- A number of discrete sandy rises are located across the floodplain regions of the Activity Area. The discrete rises are also identified as PAS as sandy rises have a well-documented association with Aboriginal Places.

Heritage Insight concluded that the balance of the low-lying floodplain is unlikely to contain Aboriginal Places.

As the standard assessment identified areas within subject site that had the potential to contain archaeological sensitivity that could not be confirmed by surface survey alone, Heritage Insight concluded that a complex assessment was warranted.

Complex Assessment

The complex assessment was undertaken in two phases due to the size of the Activity Area and was designed to focus on the areas of archaeological sensitivity identified during the standard assessment. Phase One of the assessment was undertaken during September 2011 and Phase Two was undertaken in January 2013. The findings from both assessments follow:

Phase One

The overall aim of the phase one complex assessment was to refine the size of the area which would need to be subject to a more in-depth subsurface testing program and to determine if the proposed activity is likely to harm Aboriginal cultural heritage.

A total of 38 artefacts were excavated from five test pits during Phase One of the complex assessment. Five silcrete stone artefacts were excavated from Test Pit 2 (TP2), Four silcrete and one quartz stone artefact were located in Test Pit 3 (TP3), a single silcrete stone artefact was excavated from Test Pit 4 (TP4), Test Pit 5 (TP5) contained eight silcrete and three quartz stone artefacts and Test Pit 7 (TP7) contained twelve silcrete stone artefacts.

The largest concentrations of stone artefacts were located in association with the prior watercourse / dams and all were located in unconsolidated sand or sandy clay deposits.

The five areas containing subsurface artefacts became the focus of the Phase Two testing.

Phase Two

Phase Two of the complex assessment involved the machine excavation of 15 backhoe transects and 91 radial probes. Testing was focused on the testing locations from Phase One that contained artefacts and a more in-depth assessment of the high sensitivity placed on the eastern region of the Activity Area where the prior watercourse and small discrete rises are present.

A further 5 areas containing a total of 139 subsurface artefacts were located during Phase Two of the complex assessment. The largest densities of stone artefacts were located around TP5, TP7 and Backhoe Transect 09 (BHT09) which clearly illustrates there were three distinct zones containing artefacts within the testing. The two test pit locations are located within the proximity of the prior watercourse / dams, whereas BHT09 is located in proximity to a prior wetland on the eastern boundary of the Activity Area and a small stream that fed into the wetland. These zones have been registered as VAHR 7921-1456 (Thompsons Rd, Clyde North LDAD 1), VAHR 7921- 1464 (Thompsons Road, Clyde North 2), VAHR 7921-1465 (Thompsons Road, Clyde North 3) and VAHR 7921-1466 (Thompsons Road, Clyde North 4).

VAHR 7921-1456 (Thompsons Road, Clyde North Low Density Artefact Scatter 1) and VAHR 7921-1465 (Thompsons Road, Clyde North Artefact Scatter 3) were assessed as having a moderate (4) scientific significance assessment due to the low disturbance these sites have generally undergone, the lesser density of artefacts present and the potential for further archaeological research.

VAHR 7921-1464 (Thompsons Road, Clyde North Artefact Scatter 2) and 7921-1466 (Thompsons Road, Clyde North Artefact Scatter 4) were assessed as having a moderate (6) scientific significance assessment due to the low disturbance these sites have undergone, the greater density of artefacts present and the potential for further archaeological research due to the occasional occurrence of sites of this type in this landscape.

Several discrete rises were also tested with the backhoe and each was found to have some evidence of Aboriginal cultural activities. Other than the examples provided above, the artefact densities were very low in these locations. The subsurface artefacts which were not in the three distinct zones, mentioned above, were incorporated into the low density artefact distribution VAHR 7921-1456.

Harm to VAHR 7921-1456, 7921-1464 – 1466, 7921-1410 – 1413 and 7921-1415 cannot be avoided because the City of Casey requires that open space be unencumbered within developments. The Aboriginal Places located within the Activity Area are unable to be placed under the protection of an open space reserve. Accordingly, the CHMP proposes a range of management recommendations as follows:

General recommendations

- Cultural Heritage Inductions for all contractors and consultants employed to work on the site during the activity.
- Treatment of Aboriginal Cultural Heritage VAHR 7921-1456, 7921-1464 – 1466, 7921-1410 – 7921-1413 and 7921-1415 and any subsequent cultural material located under the contingency arrangements including; salvage, cataloguing, confinement of artefacts, reburial and recording of reburial site.
- Contingency Plans in the event unknown aboriginal cultural heritage is found before, during or after the construction of the prescribed activity detailed in the CHMP.

Specific Management Recommendations

VAHR 7921-1456 (Thompsons Road, Clyde North Low Density Artefact Distribution 1)

- Salvage of surface and subsurface artefacts
 - As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1456 it is recommended that both the surface and subsurface components of the site be salvaged.
- Surface collection
 - VAHR 7921-1456 comprised thirteen surface artefacts. All artefacts must be collected prior to the construction works for the proposed activity taking place.

- Hand Salvage Excavation
 - Two zones of low density subsurface artefacts within VAHR 7291-1456 are of particular interest in relation to the nature of site occupation and activities within the north-eastern region of the Activity Area (BHT05 and BHT14). As such, a 2x1m hand-excavated salvage pit must be excavated at each of these two locations to further research the relationship between Aboriginal cultural activities identified at BHT05 and BHT14 to VAHR 7291-1466.

VAHR 7921-1464 (Thompsons Road, Clyde North Artefact Scatter 2)

- Salvage of surface and subsurface artefacts
 - As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1464 it is recommended archaeological hand salvage be undertaken.
- Hand Salvage Excavation
 - Although VAHR 7921-1464 was located and artefacts were removed for further analysis during the complex assessment, the nature of the landform and geological context in which the site is located means that there is a high potential for further archaeological material to exist as subsurface deposits.
 - The area within the vicinity of TP05 R3 was noted as being of highest artefact density and should be the focus of archaeological hand salvage. The hand salvage must comprise the excavation of a minimum of one 2x2m hand-excavated salvage pit placed adjacent to TP05 R3.
- Machine Salvage Excavation
 - It is recommended that a machine salvage excavation be carried out on 32m². A backhoe is recommended in this case as the complex assessment testing has demonstrated that the artefact density within this region of the site is very low and the soils are extremely dry and compacted, making it unsafe to hand-excavate such a large area by hand.
 - The salvage excavation will comprise of two trenches; 20x1m and 12x1m.

VAHR 7921-1465 (Thompsons Road, Clyde North Artefact Scatter 3)

- Salvage of surface and subsurface artefacts
 - As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1465 it is recommended that both the surface and subsurface components of the site be salvaged.
- Surface collection
 - VAHR 7921-1465 included a surface artefact scatter. All surface artefacts must be relocated and collected prior to any subsurface salvage excavation.
- Hand Salvage Excavation
 - Although VAHR 7921-1465 was located and artefacts were removed for further analysis during the complex assessment, the nature of the landform and geological

context in which the site is located means that there is a high potential for further archaeological material to exist as subsurface deposits.

- The area within the vicinity of TP07 was noted as being of highest artefact density and should be the focus of archaeological hand salvage. The hand salvage must comprise the excavation of a minimum of one 2x2m hand-excavated salvage pit
- placed adjacent to TP07.

VAHR 7921-1466 (Thompsons Road, Clyde North Artefact Scatter 4)

- As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1466 it is recommended archaeological hand salvage be undertaken.
- Hand Salvage Excavation
 - Although VAHR 7921-1466 was located and artefacts were removed for further analysis during the complex assessment, the nature of the landform, geological context and differing artefact contextual data associated with the site means that there is a high potential for further archaeological material to exist as subsurface deposits.
 - The area within the vicinity of BHT09 R2 and BHT09 R3 was noted as being of highest artefact density and should be the focus of archaeological hand salvage. The hand salvage must comprise the excavation of a minimum of one 5x5m hand-excavated salvage pit placed between BHT09 R2 and BHT09 R3.

VAHR 7921-1410 (Clyde Creek IA 1)

- As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1410 it is recommended archaeological hand salvage be undertaken.
- Hand Salvage Excavation
 - VAHR 7921-1410 comprised an isolated surface artefact. The artefact must be collected prior to the construction works for the proposed activity taking place.

VAHR 7921-1411 (Clyde Creek IA 2)

- As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1411 it is recommended archaeological hand salvage be undertaken.
- Hand Salvage Excavation
 - VAHR 7921-1411 comprised an isolated surface artefact. The artefact must be collected prior to the construction works for the proposed activity taking place.

VAHR 7921-1412 (Clyde Creek IA 3)

- As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1412 it is recommended archaeological hand salvage be undertaken.
- Hand Salvage Excavation

- VAHR 7921-1412 comprised an isolated surface artefact. The artefact must be collected prior to the construction works for the proposed activity taking place.

VAHR 7921-1413 (Clyde Creek IA 4)

- As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1413 it is recommended archaeological hand salvage be undertaken.
- Hand Salvage Excavation
 - VAHR 7921-1413 comprised an isolated surface artefact. The artefact must be collected prior to the construction works for the proposed activity taking place.

VAHR 7921-1415 (Clyde Creek 1)

- As it is not possible to conduct the proposed activity in a way that avoids or minimises harm to the whole of VAHR 7921-1415 it is recommended archaeological hand salvage be undertaken.
- Hand Salvage Excavation
 - VAHR 7921-1415 comprised a surface artefact scatter of two artefacts. Both artefacts must be collected prior to the construction works for the proposed activity taking place.

The CHMP was submitted to Aboriginal Affairs Victoria for approval and was approved on the 19 September 2013. The approval notice is contained in Appendix F.

4.2 Flora and Fauna

No flora was identified in the Time Stamping process in accordance with the methodology enacted by the Department of Environment and Primary Industry.

The draft PSP recognises the challenges of balancing retaining Native Vegetation with providing a functional and efficient layout, which we understand will be reflected in the Native Vegetation Precinct Plan (NVPP). It is our current intention to propose the development in accordance with the eventual NVPP for the PSP. Should there be any discrepancies between the NVPP and the ultimate design we will look to review the discrepancies and work towards a solution with Council and the MPA.

Reported fauna of note in this area includes the Growling Grass Frog and the Southern Brown Bandicoot.

In the report DEPI report, Sub-regional Species Strategy for the Growling Grass Frog (May 2013), the subject site is shown in F1d: South-Eastern Growth Corridor – Growling Grass Frog as containing Category 2 habitat (other suitable habitat requiring offset if cleared). The report defines Category 2 habitat areas as being of high conservation significance but will be able to be cleared as long as compensatory habitat is provided elsewhere. Category 1 protection areas represent the areas of habitat of the highest strategic conservation significance. There are no Category 1 areas on the subject site, with the closest Category 1 designated land being approximately 500m away to the east in the land surrounding the Cardinia Creek.

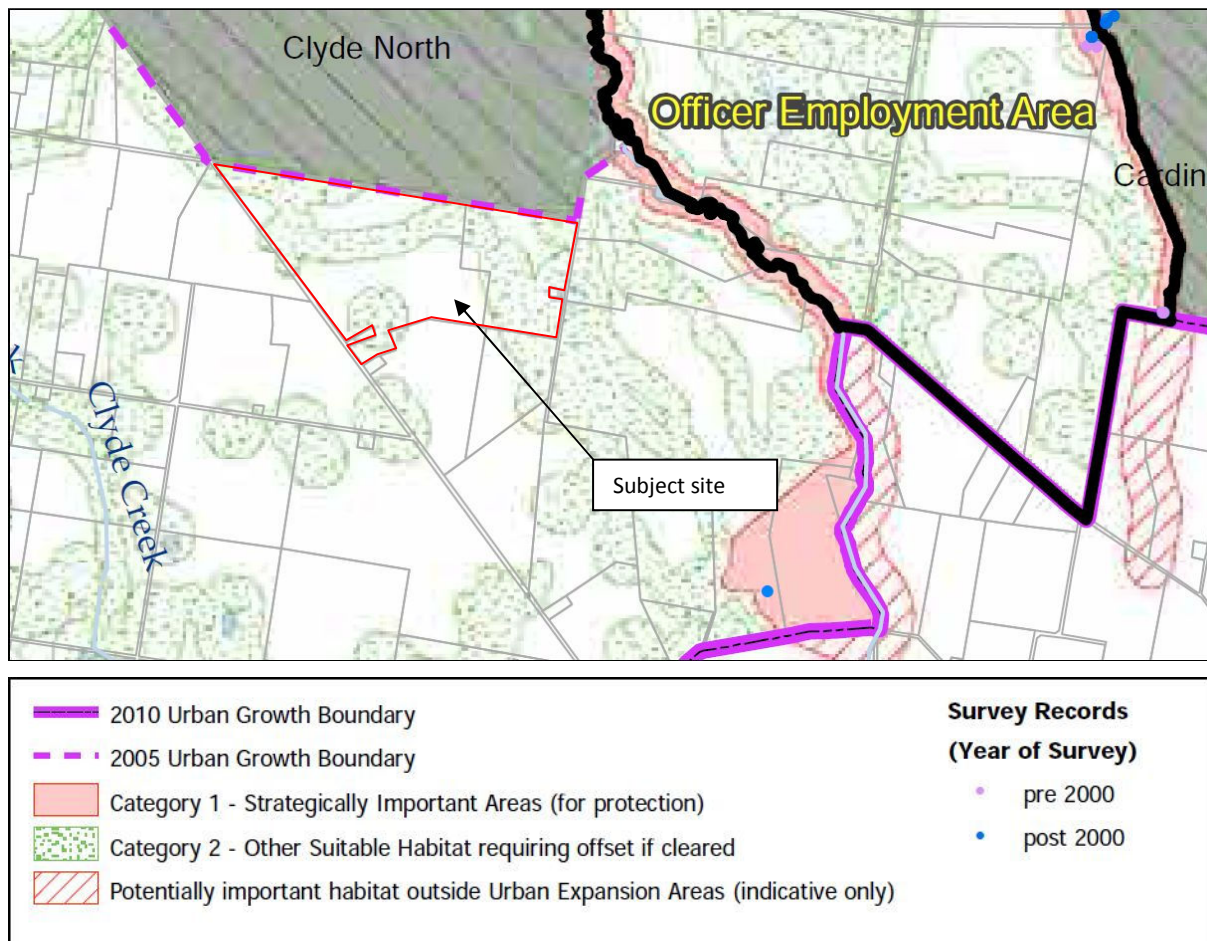


Figure 4: F1d: South-Eastern Growth Corridor
 Sub-regional Species Strategy for the Growing Grass Frog (May 2013)
 Not to Scale

The subject site is also within a Habitat Compensation obligation area for the Southern Brown Bandicoot.

In summary, there are no environmental based reasons to limit the full development of the site as proposed.

4.3 Environmental Contamination Assessment

Preliminary Environmental Contamination Assessment PSP 53 & 54

A Preliminary Environmental Contamination Assessment for PSP 1053 (Thompsons Road PSP) and PSP 1054 (Clyde Creek PSP) was undertaken by Beveridge Williams in 2012/13 for the MPA (Refer Appendix E – Part 1). The assessment presented information on the site history, geology, the results of limited soil sampling, an evaluation of chemical testing results and the implications to provide recommendations for further assessments prior to development.

The following provides a summary of the site inspection undertaken at the subject site during this investigation:

- *The majority of the property (1475 Pound) consisted of open grassed paddocks used for stock grazing with three dams located in the east portion of the property. Several metal storage sheds and a grain storage silo were located in the south portion of the property. The sheds were used for farm vehicle storage along with pesticides and sheep drench chemicals. An underground storage tank (UST) was located in the western most shed and an AST was located near the most northern shed. A sheep dip was noted north of the storage shed near a stock holding pen. A large hole used for dumping and incinerating of general waste consisting of rusted metals, plastic, wood and other rubbish was located*

further to the north of the sheds in an open paddock. Water logged soils were observed in the north and east portions of the property.

One soil sample was taken at the subject site (SS08). Detectable concentrations of OCP (including DDT, DDD, DDE, Deildrin and Endosulfan (1 and 2)), TPH and TRH were reported in several samples (SS05, SS06, SS07, **SS08**, SS09, SS10, SS11, SS13 and SS15).

It was reported that

“Based on the chemical testing results reported across the site it is considered that the risk of significant wide spread contamination is low. However, based on the previous uses across PSP 53 and PSP 54 (cropping/market gardens and historic pesticide use associated with these activities), the elevated concentrations of heavy metals (arsenic, nickel, vanadium and zinc) and detectable concentrations of OCP, TPH and TRH, there is potential for higher contaminant concentrations across PSP 53 and PSP 54. ”

Preliminary Environmental Contamination Assessment
Clyde Creek & Thompsons Road, Clyde (PSP 53 & PSP 54)
Page 20

Potential Sources of Contamination were identified at 3 locations at the subject site. At these 3 locations, 4 potential sources of contamination were identified during the reporting process.

Item 9 - Buried Waste/ rubbish dump

Item 2 - Above ground Storage Tanks

Item 7 - Stock Dip

Item 1 - Underground Storage Tanks

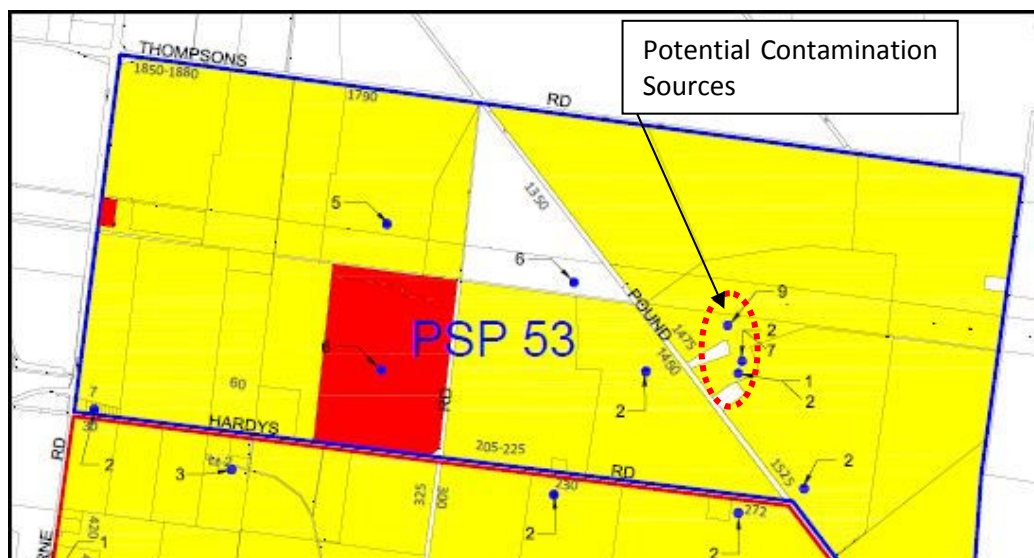


Figure 5 – Identified Potential Contamination at Subject site

A review of the EPA Priority Sites Register has been undertaken. No sites were listed on the EPA Priority Sites Register nearby or within the assessment area.

Section 12.3.1 of the Preliminary Environmental Contamination Assessment report dated January 2013 made recommendations for further assessments to be undertaken prior to development, including a Hydrogeological Assessment and an Environmental Site Assessment.

It is understood from ongoing work with the MPA and the City of Casey that these assessments will be required as a condition of permit. The applicant is aware of this requirement and will commission the assessments at the earliest convenience.

Preliminary Contamination Assessment Without Soil Sampling & Desktop Hydrogeological Review - 1425 Pound Road & 2100 Thompsons Road, Clyde North

A Preliminary Contamination Assessment for the subject site was undertaken by Beveridge Williams in 2011 for our Client (Refer Appendix E – Part 2).

Based on the site history evaluation and site inspection, Beveridge Williams recommends that as a minimum:

- A preliminary soil contamination assessment be undertaken generally in accordance with Australian Standard 4482.1 Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil (2005);
- Targeted soil sampling be undertaken near the UST and AST locations, farm storage sheds, incineration area, drainage areas and selected site features such as incineration areas and burial pit;
- The underground storage tank be removed from the site in accordance with EPA Victoria Publication 888.1 Guidelines on the Design, Installation and Management Requirements for Underground Petroleum Storages; and
- Onsite wastes need to be removed in accordance with EPA Victoria Regulations.

Based on the desktop hydrogeological review, Beveridge Williams recommends that as a minimum:

- A groundwater assessment be undertaken in accordance with EPA Victoria Publication 668 Hydrogeological Assessment (Groundwater Quality) Guidelines (2006);
- Confirm groundwater depths across the site to ascertain if shallow groundwater may constrain the proposed development and develop a basic hydrogeological model to assess any impact from adjacent land uses, the water supply pipeline near the west boundary and drainage channels on the site; and
- Confirm the applicable beneficial uses and contamination status of groundwater through sampling and testing.

5 PLANNING POLICY CONTEXT

5.1 Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issue Paper and Draft Thompsons Road PSP

The Thompsons Road Precinct Structure Plan has not been formally approved as yet, however the layout and features of the plan are well established.

The Precinct Structure Plan is a mechanism used by the Victorian Government, the MPA and the City of Casey to plan for major new urban development together with the infrastructure and services required by the future community.

The Precinct is generally bounded by:

- Thompsons Road to the north.
- Berwick-Cranbourne Road to the west.
- Hardys Road to the south.
- Smiths Lane to the east.

The purpose of the PSP is:

- To provide the framework, conditions and requirements for the consideration of planning permits that provide for urban development under the provisions of the Casey Planning Scheme, including the provisions of the Urban Growth Zone.
- To plan for the creation of an urban structure that implements the 'Neighbourhood Principles' as stated in Melbourne 2030.
- To ensure that planning occurs so that the future community within the Thompsons Road Precinct Structure Plan area can be provided with early access to infrastructure and services, such as community facilities and services, transport, employment, activity centres, open space and recreation facilities.
- To provide developers, investors and local communities with certainty regarding the nature of future development within the Precinct.

A range of development themes are identified in the Precinct Structure Plan. These themes include Image and character, housing, employment and activity centres, community facilities, open space and natural systems, transport and movement and utilities, energy and sustainability.

The subject application site has been designated for the following purposes as part of the draft Thompsons Road PSP:

- Residential
- Passive Open Space
- Drainage Reserve areas

The Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issue Paper sets out the following principles for the Clyde North area:

- Create diverse and vibrant new communities
- Integrate transport and land use planning
- Plan for local employment creation
- Create precincts with high amenity and character

- Protect biodiversity, waterways and cultural heritage values
- Create integrated open space networks
- Plan for environmental sustainability
- Ensure the efficient and orderly provision of infrastructure

We contend that the proposal, as submitted, will meet the principles of the Precinct Structure Plans Issue Paper and the Draft PSP. A response to these principles is presented in section 6 of this report.

5.2 Casey Planning Scheme

The following section sets out the relevant Planning Policy contained within the Casey Planning Scheme and incorporated documents. Table 1 provides a summary of the applicable provisions:

Table 1: Applicable Planning Provisions

<u>State Planning Policy Framework</u>	
Clause 11 Settlement <ul style="list-style-type: none"> • Clause 11.02-1 Supply of Urban Land • Clause 11.02-2 Planning for Growth Areas • Clause 11.02-3 Structure Planning • Clause 11.02-4 Sequencing of development • Clause 11.03-1 Open space planning • Clause 11.04-5 Melbourne's Urban Growth 	Clause 16 Housing <ul style="list-style-type: none"> • Clause 16.01-1 Integrated Housing • Clause 16.01-2 Location of Residential Development • Clause 16.01-4 Housing Diversity • Clause 16.01-5 Housing Affordability
Clause 12 Environment and Landscape Values <ul style="list-style-type: none"> • Clause 12.01-1 Protection of Habitat • Clause 12.01-2 Native Vegetation Management • Clause 12.04-2 Landscapes 	Clause 18 Transport <ul style="list-style-type: none"> • Clause 18.01-1 Land use and transport planning • Clause 18.01-2 Transport system • Clause 18.02-1 Sustainable Personal Transport • Clause 18.02-2 Cycling • Clause 18.02-3 Principal Public Transport Network
Clause 13 Environmental Risks <ul style="list-style-type: none"> • Clause 13.02-1 Flood Plain Management • Clause 13.01-1 Use of contaminated and potentially contaminated land 	
Clause 15 Built Environment and Heritage <ul style="list-style-type: none"> • Clause 15.01-1 Urban Design • Clause 15.01-2 Urban design principles • Clause 15.01-3 Neighbourhood & Subdivision Design • Clause 15.01-4 Design for Safety • Clause 15.02-1 Energy & Resource Efficiency • Clause 15.03-2 Aboriginal Cultural Heritage 	Clause 19 Infrastructure <ul style="list-style-type: none"> • Clause 19.03-1 Development contribution plans • Clause 19.03-2 Water supply, sewerage & drainage • Clause 19.03-3 Stormwater • Clause 19.03-4 Telecommunications
<u>Local Planning Policy Framework</u>	
Clause 21 – Casey Municipal Strategic Statement <ul style="list-style-type: none"> • Clause 21.02-1 Policy context • Clause 21.02-2 The Regions • Clause 21.02-3 Key land use themes • Clause 21.03 Vision – Strategic Framework • Clause 21.03-2 Casey's framework plan – a vision of the future • Clause 21.06 Urban Fringe • Clause 21.09 Building New Communities • Clause 21.10-2 Objectives, strategies and implementation • Clause 21.13 Accessibility • Clause 21.14 Infrastructure 	Clause 22 – Local Planning Policies <ul style="list-style-type: none"> • Clause 22.01 Future Urban Policy • Clause 22.05 Residential Development Policy • Clause 22.14 Infrastructure Policy • Clause 22.15 Good Design Policy • Clause 22.17 Stormwater Policy • Clause 22.18 Aboriginal Cultural Heritage Policy • Clause 22.22 Interim Telecommunications Conduit Policy

Zoning

The existing zones at the site are shown in Figure 4 below.

- Clause 37.07 – Urban Growth Zone
- Clause 35.07 – Farming Zone (Schedule 2)

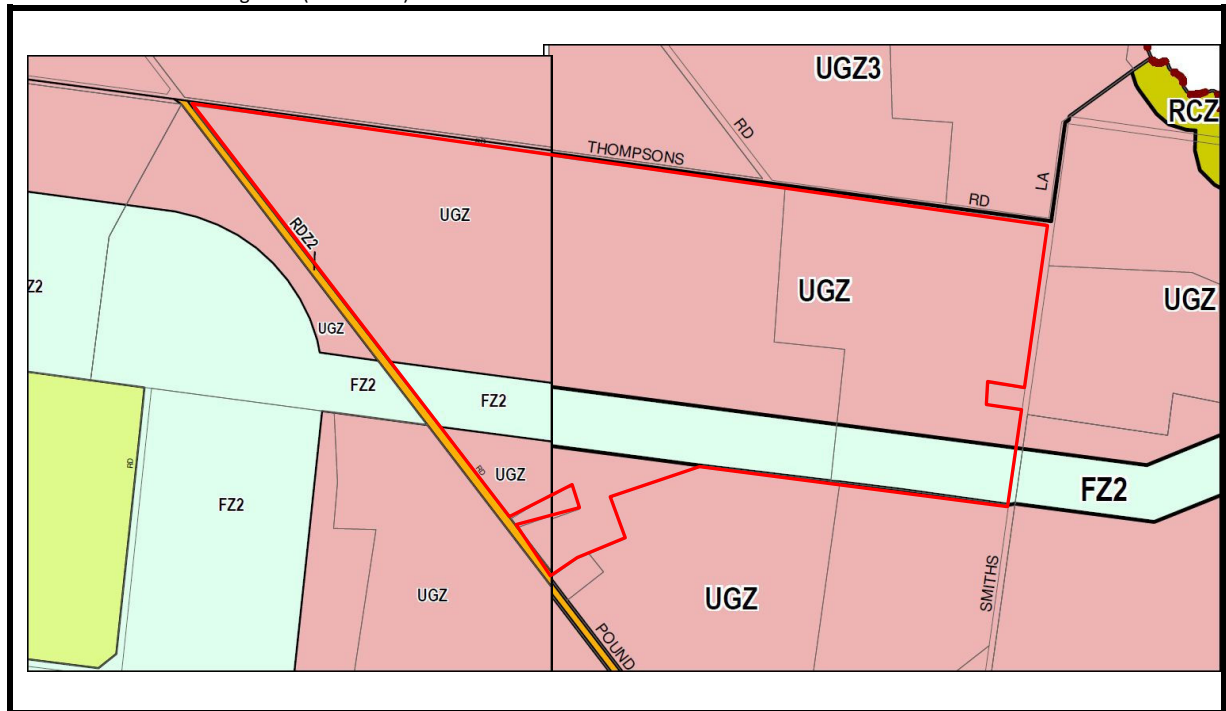


Figure 6: Zoning Map

Source: Casey Planning Scheme
Not to Scale

Clause 37.07 Urban Growth Zone

The site is subject to the Urban Growth Zone (UGZ) and will be subject to a new Schedule to the Urban Growth Zone following gazettal of the Thompsons Road PSP. We anticipate that the General Residential Zone provisions will be applied to the subject site, but this is to be confirmed by the MPA.

Based on the draft Thompsons Road PSP provisions, it is understood that the General Residential Zone provisions will be applied to the subject site.

Clause 35.07 Farming Zone (Schedule 2)

Part of the site is also identified as Farming Zone (Schedule 2). The zone covers the portion of the land where a line of High Voltage Transmission tower traverses the site.

Overlays

The following Overlays are relevant to the application

- **Land Subject to Inundation Overlay (LSIO)**

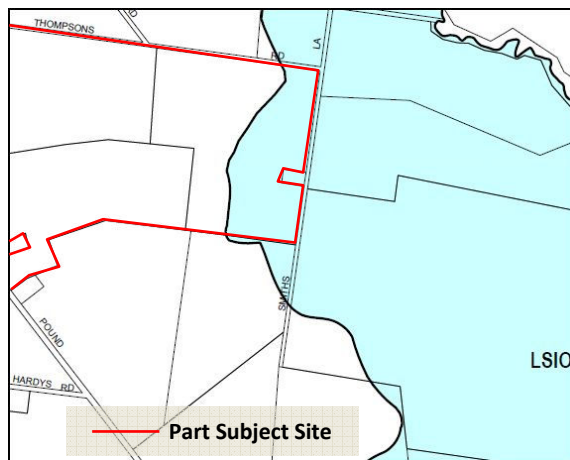


Figure 7: LSIO Map

Source: Casey Planning Scheme
Not to Scale

Land Subject to Inundation Overlay (LSIO)

The eastern portion of the site is subject to a Land Subject to Inundation Overlay (LSIO) (refer **Figure 7** across). Drainage lines which cross the land form part of the Cardinia Creek Catchment.

Details of the Stormwater Management can be found in Appendix C.

Particular Provisions

The following Particular Provisions are relevant to the application:

- Clause 52.01 Public Open Space Contribution And Subdivision
 - Clause 52.16 Native Vegetation Precinct Plan
 - Clause 52.17 Native Vegetation
 - Clause 52.36 Integrated Public Transport Planning
 - Clause 56 Residential Subdivision
-

5.3 Summary of Required Approvals

In summary and in the context of the range of applicable town planning controls, approval is required under the following statutory controls:

Table 2: Required Approvals

Provision	Application	Requirement
Zoning:	Urban Growth Zone – Schedule (to apply Thompsons Creek PSP) Will apply the General Residential zone provisions in accordance with intent of Amendment C200. Farming Zone 2	<ul style="list-style-type: none"> Planning permit required for subdivision and associated works Earthworks which change the rate of flow or the discharge point of water across a property boundary.
Overlays	LSIO	<ul style="list-style-type: none"> Planning permit required for subdivision and associated works.
	*Clause 52.16 Native Vegetation Precinct Plans	<ul style="list-style-type: none"> A permit is required to remove any Native Vegetation which has been identified as being part of a Native Vegetation Precinct Plan (NVPP).
Particular Provisions:	*Clause 52.17 Native Vegetation	<ul style="list-style-type: none"> A permit is required to remove, destroy or lop native vegetation, including dead native vegetation where the land area is greater than 0.4 hectare
	Clause 56	<ul style="list-style-type: none"> ResCode Assessment

*It is our current intention to propose the development in accordance with the eventual NVPP for the PSP. Should there be any discrepancies between the NVPP and the ultimate design we will look to review the discrepancies and work towards a solution with Council and the MPA, which may require planning permit approval.

6 PLANNING ASSESSMENT

6.1 Draft Thompsons Road PSP Considerations

The Precinct Structure Plan is a mechanism used to facilitate change and to plan for new development, by creating a plan to provide infrastructure and services required by new communities.

The proposal responds to the urban settlement intent of the Draft Precinct Structure Plan by providing land for the land uses specified in the Draft PSP, by managing the developments interface with surrounding sites, and by facilitating the orderly development of that land.

Following the objectives and development principles of the Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issues Paper and the draft Thompsons Road PSP, the proposal provides for development which will respond to the need of its future residents, as well as integrating with surrounding development within the Thompsons Road PSP and also with the Clyde North PSP to the north of Thompsons Road.

❖ *Image and Character*

The subdivision layout will promote walkable, pedestrian friendly streets, and local open spaces. A sense of place will also be fostered through the development of the St. Germain design methodology.

The landscape master plan for the site contained in Appendix H will also ensure that the provision of street trees, and planting within passive open space areas, will provide shade, as well as visual cues and definition to different classes of roads, park frontages and key intersections and entrances.

Section 3.2 Landscape Concept Plan, also discusses the themes and key design motivation driving the landscape character of the area.

The south central and south western residential areas have been orientated to, in part, to allow for views of the foothills to the north east.

The design layout will also encourage travel by means other than private car by providing walking, cycling paths, both within the development area and to adjoining residential neighbourhoods.

❖ *Housing*

The proposed subdivision design will be generally consistent with the anticipated density requirements of the draft PSP and will provide a range of residential housing options. The subdivision has been orientated to maximise building and energy efficiency and the design will create and maintain a high level of urban design.

Neighbourhoods will contain a variety of residential lots sizes as well as the provision of opportunities for Medium Density Housing.

The proposal allows for future medium density development in the form of 10 designated medium density super-lots. These areas are generally clustered around the commercial areas and the Passive Open Space and Drainage areas. The layout of the higher density areas are located around St Germain Village centre and areas of high amenity. This layout ensures that there will be good passive surveillance of these areas. Future residents of the Medium Density areas will be within easy walking distance of parks, commercial areas and community facilities.

The proposed subdivision will consist of 894 standard and 10 medium density super-lots. A housing lot yield of approximately 15.3 dwelling per hectare is achieved. The subdivision has been strongly informed by the Draft PSP housing and road network plans as well as the topography of the site.

These three elements have dictated the most appropriate orientation of each lot, location of the medium density clusters and the ultimate depth of each lot to that ensure a functional internal road network can be achieved.

❖ *Employment and Town Centres*

Long term employment generation, beyond the initial construction phase of the project, will be generated in the areas which front onto Thompsons Road. These areas are subject to a separate planning application however they form part of the wider masterplan for the whole site.

The employment generation will be located in 5 distinct areas generally fronting Thompsons Road. Three of the areas are part of separate planning application and two areas, to the west of the proposed North-South arterial road, will be subject of future planning applications.

The principle employment generator will be the medical and retail sector location at the south east corners of Thompsons Road and the proposed north-south arterial road. Our client has had a long association in the provision of accommodation for medical base services, and they are at the forefront of the provision of innovative solutions in the provision of healthcare accommodation co-located with retail services. This new approach to the provision of health services will seek to cater for the health needs of the emerging residential neighbourhoods.

To the east of Medical/ Retail precinct will be a more traditional commercial and mixed use area, which may feature a tavern, a service station and other more traditional businesses which would fall under the definition of Restricted Retail Premises.

Further to the east of the commercial area, it is proposed to develop a Retirement Village. The Retirement Village will also provide for on-going employment in the area for managers of the Retirement Village, support staff and for indoor and outdoor maintenance staff.

A State Secondary School located to the north of Thompsons Road in the Clyde North PSP will create further opportunities for employment opportunities in education and support services.

The proposed land uses, both within and external to the subject PSP provide for easily accessible employment opportunities for the local community generating genuine opportunities for local people to work locally.

❖ *Community Facilities*

Community facilities are not proposed within the subject development application area in line with the Draft PSP guidelines.

❖ *Open Space and Natural Systems*

The landscape materplan for the site is specifically discussed in Section 3.2 of this report.

Additionally the interface of the passive open spaces, with the proposed surrounding medium density residential development, have been designed to allow for passive surveillance.

The Landscape Materplan also supports and incorporates walking and cycling trails throughout the development area. Specifically the Power-line easement will support walking and cycling trails, as well as tennis facilities. Green link and connector streets will also facilitate pedestrian and cycling movement. Note the Road Hierarchy Plan, and the Street Sections plans contained in Appendix H.

The planned open space areas and the pedestrian and cycling links will assist in ensuring that future resident have the opportunity to participate in activities which promote healthy lifestyles and strong, diverse communities.

There are no heritage places nominated in the Planning Scheme and Cultural Heritage has been detailed in Section 4.1 of this report.

The main existing water sensitive feature of the precinct is a series of drainage lines and dams at the south eastern corner of the property. As part of the Neil Craigie design, these drainage lines and

dames will be consolidated into a Sediment Basin and Wetland/Retarding Basin which will be built to cater for the needs of the eastern part of the site. The Drainage Strategy for the site can be found in Appendix C.

❖ *Transport and Movement*

The proposal responds to the transport network requirements of the land in the context of the draft PSP by providing streets that can accommodate future predicted traffic volumes and by locating major commercial and community facilities in accessible locations which integrate with the transport plan for the area.

The proposed urban structure supports walking and cycling links as dedicated paths as part of the road reserve as well as in the existing high voltage powerline easement. A wide range of local community facilities, sporting and recreational activities will be linked along these community paths both within the subject site and in neighbouring sites both internal to and external to the PSP.

The proposed layout also allows for the re-configuration of Pound Road, to allow for the proposed North-South Arterial Road, which will become a strategic traffic corridor for the area.

❖ *Utilities and Energy*

A Development Contributions Plan will summarise the costs to deliver a range of infrastructure items and services to particular areas within the precinct and outline a levy that all developers must pay to contribute to the cost of providing the infrastructure. Thus, the Plan will ensure that adequate urban infrastructure is provided to the site. The proposed development will contribute to the establishment of the infrastructure for the area. A copy of the infrastructure Servicing Strategy can be found in Appendix D.

Generally, staging will be determined by the development program of developers within the precinct and the availability of infrastructure services. Planning with servicing authorities is already underway to allow time for comprehensive infrastructure plans to be planned, funded and enacted.

The proposal will contribute to fostering high quality development and the growth of new residential communities in close proximity to existing and proposed community facilities, adopting the directions of the Draft PSP and providing a planning outcome that efficiently uses the land within the PSP. For these reasons, the plan is generally in accordance with the draft Thompsons Road PSP.

6.2 State Planning Policy Framework

Imperative to the SPPF direction set out for Growth Areas such as Casey is the need to ensure strategic planning provides suitable infrastructure and community services to cater for future populations, whilst ensuring that the environmental values and cultural heritage values of the areas are not significantly impacted. In furthering the SPPF, it is integral that development seeks to achieve the objectives set out and implement the strategies.

It is submitted that the proposal will achieve the following key imperatives of the SPPF by:

- Providing for the orderly continuation to the Clyde North PSP residential area by proposing residential development within the Urban Growth Boundary at an average of at least 15.3 dwellings per hectare that allows for a suitable transition into the new Clyde North residential areas whilst maintaining an appropriate standard of neighbourhood character in accordance with the strategies set out in **Clause 11.02-2**. Densities will also increase once the 10 Medium Density super lots are developed.

- By appropriately considering the environmental conditions of the site, allowing for appropriate drainage reserve areas and having regard to the Time Stamping information and processes at the site in accordance with **Clause 12.01- 1 and 2 and 12.04-2** of the Planning Scheme. Our clients will also for budget for offset options with regard to biodiversity and the protection of habitat.
- By allowing for a design which will incorporate high value landscaped areas which will assist in improving the existing landscape qualities in accordance with the strategies of **Clause 12.04-2**.
- By working towards a drainage plan which integrates with the wider Clyde North area and minimising the risk of flooding in accordance with **Clause 13.02**. Investigations have also been undertaken with regard to contaminated and potentially contaminated land in accordance with **Clause 13.03-1**.
- Responding to the context of the existing site and 'planned' urban character in accordance with **Clause 15.01-1 & 2** and **Clause 15.01-3** by providing connectivity to the nearby development and planned residential areas to the north in accordance with the designations of the draft Thompsons Road PSP.
- Lots are planned facing onto passive and or drainage reserve areas to allow for passive surveillance of these areas contributing to the objective for Design for Safety **Clause 15.01-4**.
- Seeking to incorporate allotments which allow for opportunities energy efficient dwelling designs in accordance with **Clause 15.02-1**.
- Ensuring significant cultural heritage investigations have been undertaken to provide practical recommendations to retain or salvage places of Aboriginal significance in accordance with **Clause 15.03-2**.
- By adhering to the proposal, as laid out in the draft Thompsons Road PSP, the development will respond well to the objectives as highlighted in **Clauses 16.01-1 & 2**.
- Providing a range of allotment sizes and designs to provide housing choice and affordability, whilst ensuring densities are appropriately located around community facilities such as the identified open space areas in accordance with **Clause 16.01-4** and **Clause 16.01-5**.
- At the local level the proposal allows for ordered vehicular movement as well as walking and cycling networks within the development. The proposal seeks to respond to the objective of **Clause 18 Transport**.
- By adopting a suitable development design that can leverage off existing infrastructure, whilst allowing for the funding and establishment of increased infrastructure provision to allow for the orderly development of the wider Clyde North area in accordance with **Clause 19.03**.

Having regard to the above considerations, the proposed subdivision will make an important contribution to achieving the objectives of the SPPF.

6.3 Municipal Strategic Statement

Council's MSS deals in detail with ensuring that development within the City of Casey is consistent with its policies relating to settlement, urban character and environmental protection. The MSS acknowledges Council's urban growth and forecast urban growth into the future. Casey's framework plan expects that the city will be one of the largest municipalities in Australia by 2030.

Key to achieving Casey's policy objectives is ensuring that development is well planned and in accordance with the broader future urban structure for the locality as identified in the Key Influences influencing Casey as outlined at **Clause 21.02**.

The proposal, sitting within the context on the subject PSP, responds to the Vision and Strategic Framework **Clause 21.03** of the MSS. Notably the subject site is classified as a Future Urban area in the Framework Plan.

The subject site is central to the development of the north eastern quadrant of the Thompsons Road PSP area with the Medical, Retail, Commercial and Retirement Village areas all being key anchors to support the developing community .

It is considered that the proposal achieves the objectives set out for future urban areas in the City of Casey MSS by providing for:

- Orderly residential development that is suitably timed with the delivery of physical and social infrastructure.
- Development is consistent with the underlying zoning intent of the General Residential Zone and the designations of the draft Thompsons Road PSP.
- An appropriate allocation of medium density residential uses around open space areas in accordance with the housing aspirations set out for new communities in **Clause 21.09**.
- Well-designed pedestrian networks throughout the subdivision with links to community facilities and surrounding residential areas in accordance with **Clause 21.13**.
- The proposal also furthers the Infrastructure objectives set out in **Clause 21.14** by allowing for the logical extension of services.

6.4 Local Planning Policies

The Casey Planning Scheme has strong emphasis on Local Planning Policies which set out Council's specific guidance for development in the municipality.

The Future Urban Policy in **Clause 22.01** requires that urban development occurs only after the planning authority is satisfied orderly planning is facilitated by an approved PSP. This application seeks approval for the proposed subdivision concurrently with the approval for the Thompsons Road PSP.

The proposed development design is in accordance with the urban structure set out in the draft Thompsons Road PSP and residential densities are in accordance with the housing provisions in the draft PSP, thereby meeting the requirements of **Clause 22.05**.

The proposal also complies with the policy set out in **Clause 22.15** by providing a range of allotments sizes and dimensions that will assist in achieving a variety of housing stock and design.

The application includes a Stormwater Management Strategy (Appendix C) in accordance with **Clause 22.17**, Infrastructure Servicing in accordance with **Clause 22.13 & 22.22**. A Cultural Heritage Management Plan (Appendix F) has been prepared in accordance with **Clause 22.18-4**.

6.5 Zone Provisions

The proposal complies with the proposed provisions to be exhibited as part of the Thompsons Road PSP process. An assessment of the proposal against the relevant provisions of the PSP is provided in Section 6.1.

The Schedule to the Urban Growth Zone (UGZ) will incorporate the Thompsons Road PSP into the Casey Planning Scheme. It is anticipated that this will apply the provisions of the General Residential Zone for subject sites, as demonstrated by Amendment C200 to the Casey Planning Scheme. Therefore the proposed subdivision will need to meet the requirements of **Clause 56** of the Casey Planning Scheme. A full assessment of the proposal against the relevant provisions of this Clause 56 is provided in Appendix G.

Overall, the proposal is consistent with the intent of the Urban Growth Zone for allowing for the transition of agricultural uses to residential uses in accordance with the draft Thompsons Road PSP.

6.6 Overlay Provisions

Land Subject to Inundation Overlay Clause 44.04

A LSIO covers part of the eastern part for the subject site. It is anticipated that the LSIO will be reviewed as part of the agency referral to Melbourne Water as part of the PSP process.

A Drainage Strategy (Appendix C) has been prepared and it is intended to provide sufficient evidence that the proposed Residential Development can meet Stormwater Best Practice Environmental Management Guidelines (BPEMG) and provide supporting evidence that the stormwater discharges from the proposed subdivision shall be to the satisfaction of Melbourne Water Corporation (MWC).

The Drainage Strategy is based on the Regional Stormwater Management Strategy (SWMS) prepared by Neil Craigie for the PSP 1053 and PSP 1054.

The Drainage Strategy as proposed will allow for:

- Conveyance of external catchment flows through the site in accordance with the Melbourne Water Land Development Manual Safe Floodway Criteria;
- Construction of drainage to meet the likely requirements of Melbourne Water and Council, including a 1 in 100 year ARI capacity waterway and underground drainage for the 1 in 5 year ARI storm event as needed;
- Construction of a Wetland / Retarding Basin to meet the retardation and water quality treatment requirements.

The proposed development, designed with in accordance with the Drainage Strategy, will allow for a development which will meet the provisions of Clause 44.04.

6.7 Native Vegetation – Clause 52.17

No time stamped native vegetation is present in the area of the subject subdivision application. The Vegetation Management Plan, located in Appendix H Landscape Master Plan, details the extent of existing vegetation at this site. Within the development area, only one small group of Sugar Gum trees were recorded. All other trees within the subject subdivision area are recorded to be planted Cypress macrocarpa and Pinus radiata.

The additional planting around the site as proposed as part of the Landscape Masterplan will provide for an appealing urban setting for future residents of the area.

6.8 Particular Provisions – Clause 56

A full analysis of the proposal against the relevant provisions of Clause 56 (ResCode) can be found in Appendix G.

7 CONCLUSION

The proposed development provides for the subdivision of land which will ultimately create approximately an 884 lot residential subdivision, incorporating Public Open Space reserves, and Drainage Reserves, Tree removal, and associated works at 1425 Pound Road, Clyde North.

The residential subdivision forms part of a wider development of the land which will offer an array of uses including, a Retirement village, a local town centre, a local medical centre integrated with the local town centre, future acute medical services, a nursing home, commercial areas and opportunities for mixed use development.

These uses are designed to be complementary and incorporate a new approach to the delivery of medical facilities into local areas.

Separate applications are currently being made for the Retirement Village and Local Town Centre as part of the PSP approval process.

The site is located within the Urban Growth Boundary and will become subject to the provisions of a Schedule to the Urban Growth Zone.

This report has detailed how the proposed subdivision will allow for the residential transformation of the site at standard and medium residential densities generally consistent with the draft Thompsons Road Precinct Structure Plan. The Indicative Subdivision Plan has been prepared following a process of detailed site analysis, technical assessments and State and Council policies governing the development of the land.

The planning assessment completed in this report has confirmed that the proposal is consistent with the following key planning provisions:

- State Planning Policy Framework - particularly **Clauses 11** and **19** relating to Settlement and Infrastructure given the subdivision provides for residential development that will facilitate an integrated and connected community beyond the boundaries of the subject land.
- Municipal Strategic Statement – particularly **Clauses 21.03** and **21.05** which relates to Settlement and Housing, Transport and movement, by providing residential land to accommodate the anticipated population increase and establishing safe and functional transport networks through the estate.
- Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issues Paper and the draft Thompsons Road PSP – particularly elements relating to **Housing** and **Transport and Movement** by designing a subdivision that provides for a range of standard and medium density residential lots consistent with the yield requirements whilst ensuring that the layout achieves the most functional road network.
- The proposed subdivision also satisfies the provisions of **Clause 56** by providing suitable access arrangements, infrastructure and housing diversity.

It is considered the proposal constitutes the most efficient use of the land due to its location and its ability to meet future housing demand by catering for a diverse range of allotment sizes with access to high quality open space facilities and infrastructure within the subject PSP and neighbouring PSP areas. For the reasons outlined above and detailed throughout the report it is respectfully requested that a planning permit be issued to allow for the development to proceed as proposed.

BEVERIDGE WILLIAMS & CO PTY LTD.

September 2013



Appendix A. CERTIFICATE OF TITLE



Appendix B. FEATURE SURVEY PLAN



Appendix C. DRAINAGE STRATEGY



Appendix D. SERVICING & SEWAGE STRATEGY



Appendix E. ENVIRONMENTAL CONTAMINATION ASSESSMENT

Part 1 - Preliminary Environmental Contamination
Assessment (PSP 53 & 54)

&

Part 2 - Preliminary Contamination Assessment
Without Soil Sampling & Desktop Hydrogeological
Review - 1425 Pound Road & 2100 Thompsons Road,
Clyde North

(Reports Contained on CD provided)



Appendix F. CULTURAL HERITAGE ASSESSMENT

Part 1 – Standard Assessment (PSP 53 & 54)

&

Part 2 – Complex Assessment
(1425 Pound Road, Clyde North)

(Reports Contained on CD provided)



Appendix G. CLAUSE 56 ASSESSMENT



Appendix H. LANDSCAPE MASTER PLAN

(See Separate Bound Document submitted with this application)

SITE CONTEXT PLAN

SITE ANALYSIS PLAN

DESIGN RESPONSE PLAN

INDICATIVE DEVELOPMENT PLAN

INDICATIVE DEVELOPMENT PLAN – LOT MIX PLAN

INDICATIVE DEVELOPMENT PLAN – LOT MIX PLAN - AREAS

SUBDIVISION STAGING PLAN

ROAD HIERARCHY PLAN

STREET SECTIONS PLAN

LANDSCAPE MASTER PLANS

PUBLIC OPEN SPACE PLAN

VEGETATION MANAGEMENT PLAN

TIMESTAMP NATIVE VEGETATION PLAN

