

WHERE TO VIEW THE DRAFT DOCUMENTS:

Electronic copies of the Draft Future Urban Structure Concept Plan is available from the MPA website:

[www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

MAKING A SUBMISSION

If you wish to make a submission, this must be made to the Metropolitan Planning Authority at the address below or via e-mail to [rosy.serventy@mpa.vic.gov.au](mailto:rosy.serventy@mpa.vic.gov.au). Please ensure that any submission references Lindum Vale PSP Landowner Comment in the title and is received by Monday 13 July 2015.

**METROPOLITAN PLANNING AUTHORITY**  
Level 25  
35 Collins Street  
MELBOURNE VIC 3000



FOR MORE INFORMATION PLEASE CONTACT:

**METROPOLITAN PLANNING AUTHORITY**

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DEAR LANDOWNER... WE'RE SEEKING YOUR COMMENTS

The Metropolitan Planning Authority (MPA), in consultation with the City of Hume and State Government agencies, is preparing a 'Precinct Structure Plan' (PSP) to facilitate the future development of the Lindum Vale precinct bounded by Mickleham Road to the west, Mt Ridley Road to the south, Merrifield West PSP to the north and existing Rural Living Zone land to the east. Before finalising the plan, we would like to hear your views.

A PSP sets out the vision for developing new precincts, and is the primary plan for guiding development of new communities. It defines the overall urban structure, including the services and facilities required to support that community. This newsletter explains how you can find out more and make your views known. The Future Urban Structure Concept Plan

provided in this newsletter is a draft plan for the purpose of landowner comment.

It's important to note that technical work to inform the PSP is ongoing, and engagement with landowners and the general community will also lead to future refinement of the plan. Further background studies are currently underway and will be available shortly. These include a Biodiversity Assessment, Stormwater Management Strategy and Infrastructure Costings Report.

The MPA invites comments and input to the plan until **Monday 13 July 2015**. See the back page of this newsletter for information about where to view the draft documents and how to make a submission.



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## DRAFT - Future Urban Structure

PSP 1202 - Lindum Vale Precinct Structure Plan

## LINDUM VALE PRECINCT STRUCTURE PLAN

LANDOWNER UPDATE (CONCEPT PLAN) - JUNE 2015

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LANDOWNER UPDATE (CONCEPT PLAN) - JUNE 2015

### THE PLAN

Key elements of the Draft Future Urban Structure (FUS) Plan Concept include:

#### THE NEW COMMUNITY

- Creation of residential area that will accommodate 1,500 new homes;
- A local convenience centre that will accommodate small scale shopping opportunities;

#### LOCAL PARKS AND CONSERVATION

- A network of local parks running east-west and north-south that accommodate and conserve the majority of indigenous trees within the precinct. These trees, predominantly River Red Gums and Grey Box Gums will create a strong neighbourhood character which references the area's rural history;
- A central local park that accommodates a wetland surrounded by indigenous trees and links to the adjoining eastern open space via walking paths;
- A conservation area in the south-eastern corner that protects endangered native grasses;

#### RURAL RESIDENTIAL INTERFACE

- Large lots with a landscaped buffer located on the eastern boundary that will ensure the visual amenity and privacy of existing residents is protected.
- Mt Ridley open space interface responds to the Hume City Council's Mt Ridley Road Inter-Urban Break Policy.

#### HERITAGE

- The continued protection of the historic former Parnell's Inn (also known as the Old Mickleham Post Office) under local heritage controls and future development that responds appropriately.

#### ROADS

- Extension of the existing road network through a new north-south connector road that will support the future Aitken Boulevard to the east, widening of Mt Ridley Road to 40 metres and a local street network that connects to Callaway Drive, Cooida Avenue, and potentially Billabong Close.

### NEXT STEPS

The Metropolitan Planning Authority will accept comments on the Draft Future Urban Structure Plan Concept until Monday 13 July 2015.

The draft PSP will continue to evolve in light of feedback from landowners, as well as government agencies and the City of Hume. Additional technical work will inform the development of the PSP. This includes:

- A stormwater management strategy for the management of stormwater runoff in the precinct
- Infrastructure costings and land valuations, to inform the preparation of a Development Contributions Plan for the precinct.

A draft PSP is expected to be released for formal public exhibition in late 2015. Background technical studies will be made available as part of the exhibition of the PSP.

As part of the public exhibition process, submissions can again be made to the MPA and these will be taken into account before the PSP is finalised. Any submissions made during exhibition that have not been resolved may be referred by the MPA to a Planning Panel for an independent review.

During the exhibition of the PSP the MPA will organise a landowner 'drop in' session to allow landowners to meet with MPA officers and City of Hume staff to discuss the plan. Details of this session will be provided in late 2015. If you would like to discuss the plan in the meantime, please contact the MPA via the details on the back of this newsletter.

