

# PSP 74 & 75 Sunbury South & Lancefield Road

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Part A Submission

August 2017



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## 1 INTRODUCTION

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This Part A submission is made on behalf of the Victorian Planning Authority (VPA).

The VPA is the Planning Authority for Amendments C207 and C208 to the Hume Planning Scheme (the Amendments).

The Amendments have been prepared by the VPA in collaboration with the Hume City Council, with the support of the relevant stakeholders, landowners and government agencies.

Formal exhibition of the Amendments commenced on 24 November 2016, and concluded on 6 February 2017. A total of 188 submissions have been received. The VPA has worked diligently with Council, developers, landowners and other stakeholders including State agencies to resolve as many of the submissions as practicable.

An unresolved submissions table has been provided in **Appendix 1**.

## 2 WHOLE OF GOVERNMENT POSITION

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The position presented by the VPA in this submission where possible represents a whole of government submission. The VPA received submissions from several State government agencies and departments, and the following submission represents the agreed position (unless otherwise stated within this submission) of the following:

- Department of Environment, Land, Water and Planning (Environment)
- Melbourne Water
- Public Transport Victoria
- VicRoads

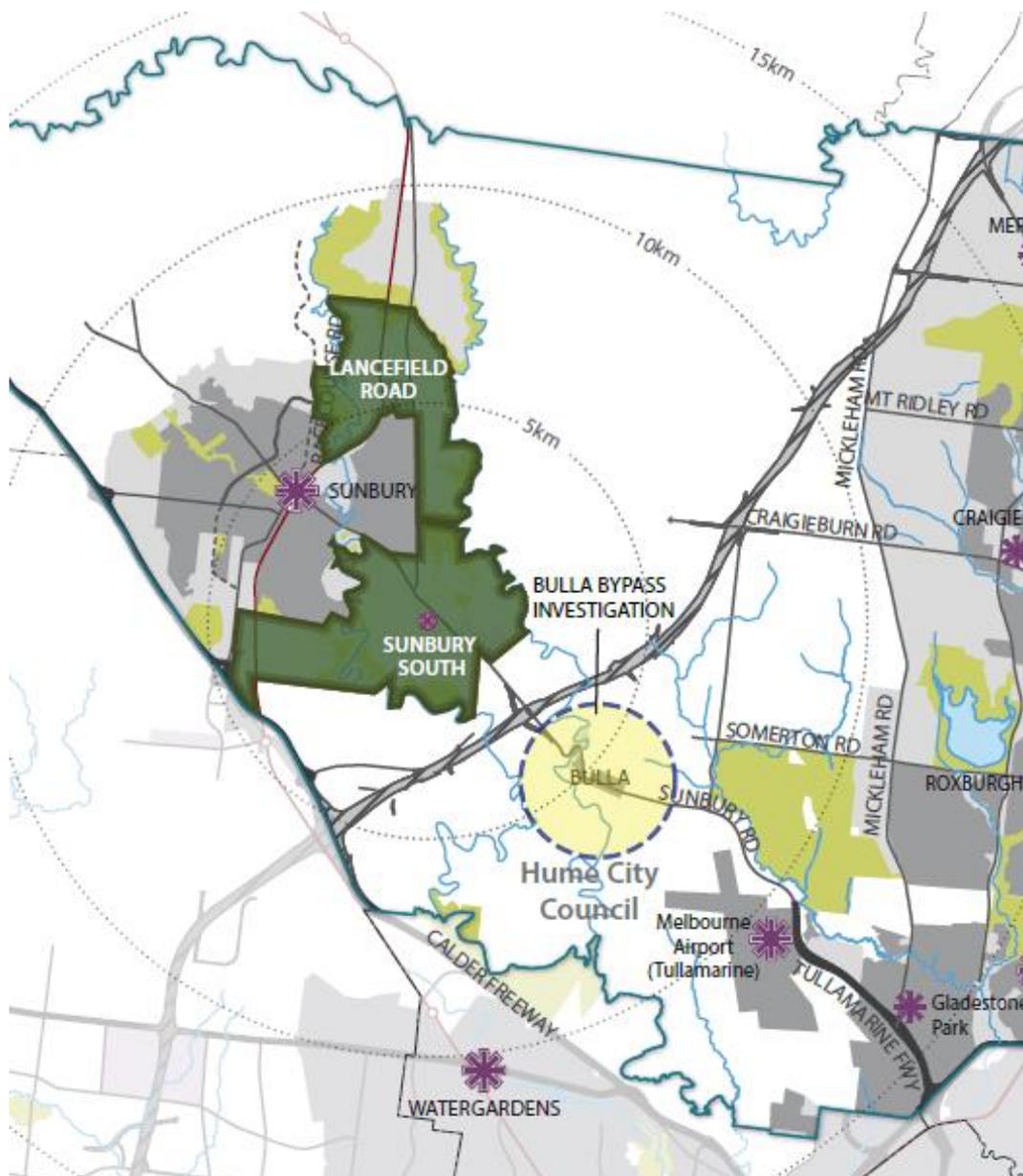
### 3 BACKGROUND TO THE AMENDMENTS

#### 3.1 Local Context

The Amendments seek to implement two Precinct Structure Plans (PSPs), namely the Sunbury South and Lancefield Road PSPs, and also propose a rezoning of the adjacent Craiglee Winery site. The two precincts form an extension of Sunbury Township, with Sunbury South located generally south and south-east of the township, and Lancefield Road east and north-east (see Figure 1). The precincts are predominantly located in the locality of Sunbury, with small pockets of the Sunbury South precinct extending into Diggers Rest and Bulla.

In total, the precincts cover approximately 2,893 hectares, with 1,798 hectares in Sunbury South, and 1,095 hectares in Lancefield Road. The precincts are contiguous, sharing a common boundary at Gellies Road.

Figure 1: Regional Context Plan



### 3.1.1 Surrounding land use and development

The precincts wrap around established residential areas of Sunbury township, and in particular the communities of Jacksons Hill (Sunbury South), Goonawarra, Rolling Meadows, and Sherwood Estate (all Lancefield Road).

Both precincts also abut future designated growth areas, with Sunbury West located west of Sunbury South, and Sunbury North beyond the northern boundary of Lancefield Road. Diggers Rest (both the existing township and approved PSP area) sit south-west of the Sunbury South Precinct, across the Calder Freeway.

All of these precincts are planned to be primarily residential, with some limited industrial employment in the south of the Diggers Rest precinct.

Of note, the immediate surrounds include:

- Sunbury Recycled Water Plant

The Sunbury Recycled Water Plant operated by Western Water is located on the western side of Jacksons Creek and adjoins the Jacksons Hill residential development to the west. The plant is currently in the process of being upgraded to cater for short to medium term growth. This upgrade is due to be completed in early 2018.

- Landfill – 600 Sunbury Road, Bulla

There are two landfill operations at 600 Sunbury Road, Bulla (now known as 570 Sunbury Road, Bulla). This includes an active Type 2 landfill and a prescribed industrial waste premise. Discussions of the operations of these landfills, and implications for adjacent development within the Sunbury South precinct is included at Section 6.3.2

- Quarry – 600 Sunbury Road, Bulla

An active, non-blasting quarry is operated by Hi-Quality at 600 Sunbury Road, Bulla. Discussions of the operations of this quarry, and implications for adjacent development within the Sunbury South precinct is included at Section 6.3.1.

- Composting Facility – 600 Sunbury Road, Bulla

Veolia Environmental Services operate a garden and food organics facility at 600 Sunbury Road, Bulla. Discussions of the operations of this facility and implications for adjacent development within the Sunbury South precinct is included at Section 6.6.3.

- Rural Land

The land surrounding the precincts is predominantly rural or rural-residential. Whilst some of this land sits within future growth area precincts (see above) the majority of this land is currently outside the Urban Growth Boundary, and therefore anticipated to remain rural for the foreseeable future.

The land south of Watsons Road is primarily in rural-residential use, and was considered by a Ministerial Advisory Committee for potential inclusion within the Urban Growth Boundary in 2011. The Committee concluded that the land had potential merit for future inclusion within the UGB, however potential access to the Outer Metropolitan Ring Road and the impacts associated with the

Melbourne Airport flight path would need to be satisfactorily resolved before the inclusion of this land could be further considered.

### 3.1.2 Existing zoning

The land is principally zoned Urban Growth Zone, with key areas of biodiversity value zoned Rural Conservation Zone (including creek corridors and hilltops). The Racecourse Road site (within the Lancefield Road Precinct) is also currently subject to a Rural Conservation Zone, with a note on the Sunbury-Diggers Rest Growth Corridor Plan identifying the capacity to review the extent of this zone as part of the development of a PSP.

Additional zones through the precincts include:

- Road 1 Zone - applied to the declared state arterial roads of Sunbury Road, Lancefield Road and Vineyard Road (both precincts),
- Public Use Zone 4 – applied to the rail line (both precincts),
- Urban Floodway Zone to Harpers Creek and its tributaries (Sunbury South) and a part of Jacksons Creek Corridor (Lancefield Road),
- Special Use Zone (Schedule 1) applied to the Hi Quality quarry, landfill and organic waste facility (Sunbury South),
- Public Conservation and Resource Zone – applied to the Holden Flora Reserve (Sunbury South).
- Green Wedge Zone A – an anomaly land parcel (Sunbury South), mapping error

Existing overlays also apply to the precincts. These include:

- Environmental Significance Overlay Schedule 1 – broadly applied to the creek corridors
- Environmental Significance Overlay Schedule 10 – broadly applied to the creek corridors, hilltops and Holden Flora Reserve
- Environmental Significance Overlay Schedule 4 – applied to the railway corridor (Lancefield Road)
- Public Acquisition Overlay Schedule 2 – in favour of Hume City Council, applied to Jacksons Hill link road / Buckland Way (Sunbury South) and former creek crossing alignment (Lancefield Road)
- Public Acquisition Overlay Schedule 1 – in favour of VicRoads, applied to Lancefield-Melbourne Road Corridor
- Heritage Overlay – various sites (Sunbury South, Lancefield Road and Craiglee Winery)
- Land Subject to Inundation Overlay – Jacksons Creek (Lancefield Road)

### 3.1.3 Transport Network

#### Road network

The key regional road transport connections from Sunbury to metropolitan Melbourne are largely provided through Sunbury Road (to Melbourne Airport and beyond to central Melbourne via the Tullamarine Freeway), and the Calder Freeway (which also provides direct connection to the Western Ring Road). Sunbury is also strongly connected to the peri-urban regions to the north and north-west of Melbourne, particularly via Lancefield Road and the Calder Freeway.

Within Sunbury itself, and more specifically within the two precincts, is a well-established state arterial road network. This comprises Lancefield Road, Sunbury Road and Vineyard Road. Sunbury Road itself currently forms the only road crossing of Jacksons Creek, and is therefore the only connection between the majority of the precincts areas and the established Sunbury town centre.

#### Public Transport Network

Rail services currently operate to the Sunbury-Diggers Rest Growth Area via the Sunbury Train Station on the Sunbury metropolitan train line (some Bendigo line rail services also service the Sunbury station). This line bisects both Sunbury South (electrified line) and Lancefield Road (regional line), however no stations currently exist within either precinct.

A series of local bus services within Sunbury operate near or on the border of each precinct, but given the predominantly rural nature of each precinct, no local buses currently service either precinct. Bus route 479 operates on Sunbury Road between Sunbury and Airport West, through the Sunbury South precinct, but does not include bus stops within the precinct itself

### **3.1.4** Open space

While Sunbury Township has a well-established network of public open space, the majority of the Sunbury South and Lancefield Road precincts is in private ownership, and therefore existing public open space within the precincts is limited. The one significant exception is the Holden Flora Reserve, a 96 hectare native vegetation reserve on the west bank of the Jacksons Creek within Sunbury South. This reserve is managed by Parks Victoria.

A number of established reserves immediately abut the two precincts, including Wanginu Park at Jacksons Hill, the Emu Bottom Wetlands on Racecourse Road, and the Goonawarra Public Golf Course.

### **3.1.5** Easements

The Sunbury South precinct contains two easements for high-voltage transmission lines and an easement for a high pressure gas pipeline which runs adjacent the railway corridor in Sunbury South.

### **3.1.6** Existing Uses within the Precincts

The precincts are currently predominantly in rural use, with a number of rural-residential pockets at Balbethan Drive (Lancefield Road), Gellies Road, Obeid Drive and Buckland Way (Sunbury South). The major non-rural use is the Hi-Quality site within the Sunbury South precinct, discussed below.

- Hi-Quality Group Quarry and Landfill

The Hi Quality Group's Bulla quarry, landfill and organic waste processing facility (via the Veolia Organics Facility which is the subject of a leasehold arrangement from Hi Quality) forms 104 hectares of the Sunbury South precinct to the north east of Sunbury Road. Emu Creek bounds the site to the east while the proposed industrial precinct of the PSP sits to its south, adjoining Sunbury Road.

The *Metropolitan Waste And Resource Recovery Implementation Plan 2016* identifies:

- The Hi Quality landfill as having the potential to operate beyond 2046<sup>1</sup>.
- The Veolia Facility as a hub of State importance stating that '[t]his hub will continue to be a significant part of the metropolitan organics network over this life of this plan and beyond'<sup>2</sup>.

The landfill accepts Inert sludges/slurries, Materials with PCBs, Contaminated soil (Category C), Asbestos (all forms) and Ceramic-based fibres similar to asbestos.<sup>3</sup>

The proposal to continue the use of this land in the current form is in keeping with the intention of the Sunbury/Diggers Rest Growth Corridor Plan.

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<sup>1</sup> Page 51.

<sup>2</sup> Page 72.

<sup>3</sup> Page 49.

## 4 STRATEGIC MERITS OF THE AMENDMENTS

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### 4.1 Framework for Growth Area development

Growth area planning is guided by a hierarchy of plans prepared by State and local governments at a municipal or precinct level. The hierarchy of plans provide the framework for growth area planning and development and seek to achieve the objectives of the State Planning Policy Framework.

#### 4.1.1 Background

The Urban Growth Boundary (UGB) designates the long-term planned limits of urban development of metropolitan Melbourne, beyond which non-urban values and land uses should prevail in metropolitan Melbourne.

The UGB first came into effect in 2002 in conjunction with the release of *Melbourne 2030*. This plan established the long term plan for land within the UGB, including the intention to review the boundary at an appropriate time in the future. Following the initial introduction of the UGB, a series of Smart Growth Committees oversaw a review of the boundary in a number of growth areas nominated in Melbourne 2030 itself. Sunbury was not a nominated growth area at this time, and was therefore not reviewed as part of this process.

*Melbourne at 5 Million* in 2008 and the subsequent *Delivering Melbourne's Newest Sustainable Communities Program Report 2009* facilitated the expansion of the UGB in 2010, this time including a comprehensive review of the UGB at Sunbury/Diggers Rest. As part of this process, the land which forms the Sunbury South and Lancefield Road precincts was brought into the UGB, through the approval of Amendment VC68.

Work on Melbourne's Growth Corridor Plans began in 2011, with consultation at the end of the same year. These plans were formally approved by the Minister of Planning in mid-2012. These are discussed in more detail below.

#### 4.1.2 Growth Corridor Plans: Managing Melbourne's Growth

The *Growth Corridor Plans: Managing Melbourne's Growth* (GCP) are high level integrated land use and transport plans that provide a strategy for the development of Melbourne's growth corridors over the next thirty to forty years.

These plans will guide the delivery of key housing, employment and transport infrastructure and open space in Melbourne's newest metropolitan suburbs.

The GCP identifies:

- The long term pattern of land use and development;
- Committed transport networks as well as network options for investigation;
- Committed regional open space networks as well as investigation sites; and
- Opportunities for creating green corridors.

The GCP informs the development and review of local planning schemes and the preparation of future strategies, structure plans and other planning tools. They also provide a strategic basis for infrastructure and service planning as well as sequencing of land release.

The preparation of PSPs is the primary vehicle for the implementation of the GCPs.

The *Sunbury/Diggers Rest Growth Corridor Plan*, June 2012 covers land within the UGB in around Sunbury town centre that is located within Hume City Council. Both Sunbury South and Lancefield Road precincts are within the Sunbury/Diggers Rest GCP.

The GCP outlines key existing and future infrastructure required to service the precincts and surrounds that will provide direct or flow-on benefits to future residents in the area, including:

- Arterial roads for private and public transport (buses);
- Future Principal Public Transport Network including future rail stations;
- Future business and residential areas;
- Community, health and education facilities;
- Principle town centres at Sunbury and Sunbury South;
- Open space (including potential regional active open space) and nature conservation areas;
- Growling Grass Frog Conservation Areas along the Jacksons and Emu creeks; and
- Existing quarry/landfill site.

#### 4.1.3 Melbourne Strategic Assessment

In June 2009, the Victorian and Commonwealth governments agreed to undertake a strategic assessment of the Victorian Government's urban development program *Delivering Melbourne's Newest Sustainable Communities Program Report 2009*.

The program involves urban development in four growth corridors and in 28 existing urban precincts, as well as the development of a Regional Rail Link Corridor between Werribee and Deer Park and the Outer Metropolitan Ring/E6 Transport Corridor.

The areas included in the program and covered by the Melbourne Strategic Assessment (MSA) are:

- Areas added to the Urban Growth Boundary by planning scheme amendment VC68 (the 2010 Urban Growth Boundary) – this includes the Sunbury South and Lancefield Road precincts.
- Areas in the Outer Metropolitan Ring Road/E6 Transport Corridor and the Regional Rail Link corridor
- Areas in the existing 28 urban precincts within the 2005 Urban Growth Boundary.

The Melbourne Strategic Assessment (MSA) evaluates the impacts of the Victorian Government's urban development program for Melbourne on matters of national environmental significance (MNES) protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). It also establishes conservation measures to mitigate these impacts. The MSA requires the Victorian Government to make commitments to the Commonwealth Government in

relation to conservation outcomes and measures to protect these MNES, which are outlined in *Delivering Melbourne's Newest Sustainable Communities Program Report 1* (the Program Report).

The MSA delivers a single environmental approval for both Victorian and Commonwealth environmental regulation for the first time. The program represents a significant cost saving in the order of \$500 million over the expected 30- year period of development, primarily arising from the reduction in holding costs, avoiding opportunity cost associated with land take in the growth corridors and a reduction in information costs and administrative burden.

The MSA commitments included the preparation of the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (BCS) (DEPI, June 2013) which describes the overarching strategy for the protection of biodiversity within Melbourne's growth corridors. The BCS sets out the detailed conservation measures required for Victoria to satisfy the commitments made to the Commonwealth Government under the MSA and meet State requirements for biodiversity under the Victoria planning provisions. These conservation measures will be funded using a cost recovery model. The program will generate incomes of close to \$1 billion over the next 40 years towards the delivery of the program.

A copy of the Commonwealth notice to endorse the program to revise the Melbourne Urban Growth Boundary as signed in February 2010 can be found at **Appendix 7**.

#### 4.1.4 Biodiversity Conservation Strategy

The approved Biodiversity Conservation Strategy (BCS) is the overarching strategy for the protection of biodiversity in the growth corridors and finalises the planning for biodiversity under the Melbourne Strategic Assessment.

The BCS sets out the conservation measures required to satisfy the commitments to the Commonwealth Government and to meet state biodiversity requirements.

The purpose of the BCS is to:

- Inform and guide the preparation of the Growth Corridor Plans
- Outline how the conservation outcomes for MNES in the Program Report will be achieved spatially within the growth corridors and how impact on the matters of national significance will be mitigated
- Identify land within the growth corridors that is required to be protected due to the sub-regional species strategies and the prescriptions for matters of national environmental significance
- Identify how areas set aside for conservation purposes will be managed; and
- Identify how mitigation measures will be implemented.

Essentially, the BCS identifies those MNES that must be protected and conserved and those areas that can be removed to enable the urban expansion of Melbourne.

#### 4.1.5 Time Stamping Native Vegetation

The time-stamping project captured and "time-stamped" native vegetation information to establish a native vegetation dataset and maps showing the type, extent and condition of all native

vegetation in the growth corridors. This information has been used, along with information on threatened species habitat from the conservation strategies, to calculate habitat compensation obligations and native vegetation offsets for urban development.

The time-stamping data applies to the four growth corridors in the expanded 2010 Urban Growth Boundary and 16 of the existing 28 urban precincts in the 2005 Urban Growth Boundary covered by the BCS.

The Victorian Government undertook extensive consultation as part of the time-stamping project; providing opportunities for landowners to review the Department of Environment Land Water and Planning's (DELWP) understanding of the native vegetation on their property and submit changes for consideration.

The report *Time-stamping native vegetation data – Public Consultation 2010 – 12 Final Report* (May 2013) outlines the growth corridor native vegetation survey, the public consultation process and explains how the data set was finalised.

#### 4.1.6 Habitat Compensation

The habitat compensation scheme enables collection of offsets for the removal of native vegetation and loss of habitat for threatened species protected under the EPBC Act on land developed for urban uses within Melbourne's growth corridors.

The introduction of a flat fee for native vegetation removal and loss of habitat for threatened species affected by urban development in Melbourne's growth corridors provides a streamlined and consistent offset framework for landowners to make informed decisions about the costs of development. It also means that landowners can meet their offset obligations with an in-lieu payment and will not be required to undertake assessments or enter into negotiations. The availability of staged fee payments acknowledges the scale and sequencing of development in the growth corridors and responds to the request from industry for this flexible payment option to be made available.

The document named *Habitat Compensation under the Biodiversity Conservation Strategy August 2011* provides further details of the cost recovery model, the required fees and the obligations and means by which the habitat compensation system operates.

#### 4.1.7 Commonwealth Approval for Urban Development under the Melbourne Strategic Assessment

The BCS identifies four conservation areas within the Sunbury South and Lancefield Road precincts being Conservation Areas 18-20 (Lancefield Road) and Conservation Area 21 (Sunbury South and Lancefield Road)

On 5 September 2013 the Commonwealth Minister for the Environment approved all actions associated with urban development in the north-west growth corridor as described in the BCS. Importantly this approval was issued subject to conditions.

Condition 3 of this approval is relevant to Conservation Areas 18, 20 and 21 as it states that "Persons must not take any actions that would cause, or otherwise facilitate, a net loss of area of

the conservation areas numbered ....18, 20, 21,..., unless agreed by the Minister.” (ie the Commonwealth Minister for the Environment)

Condition 4 of the approval is pertinent to Conservation Area 19, and states that, “Persons must not take any actions that would cause, or otherwise facilitate, a change in the boundaries of the conservation areas numbered 19, ..... unless agreed by the Minister.” (i.e. the Commonwealth Minister for the Environment).

The Commonwealth approved a reduction in the boundary of Conservation Area 20 in 2015 (see Appendix 8). There is currently an additional application before the Commonwealth for a reduction in the size of Conservation Area 18. In addition, the VPA has held a number of discussions with DELWP Environmental in relation to potential ‘no net loss’ modifications to Conservation Area 21 (Growling Grass Frog habitat). The VPA intends to formalise an application for adjustments to Conservation Area 21 ahead of adoption of either PSP, to ensure that potential changes can have regard the PSPs and support positive urban form outcomes.

Figure 2 - Sunbury Growth Area – Conservation Areas (BCS)

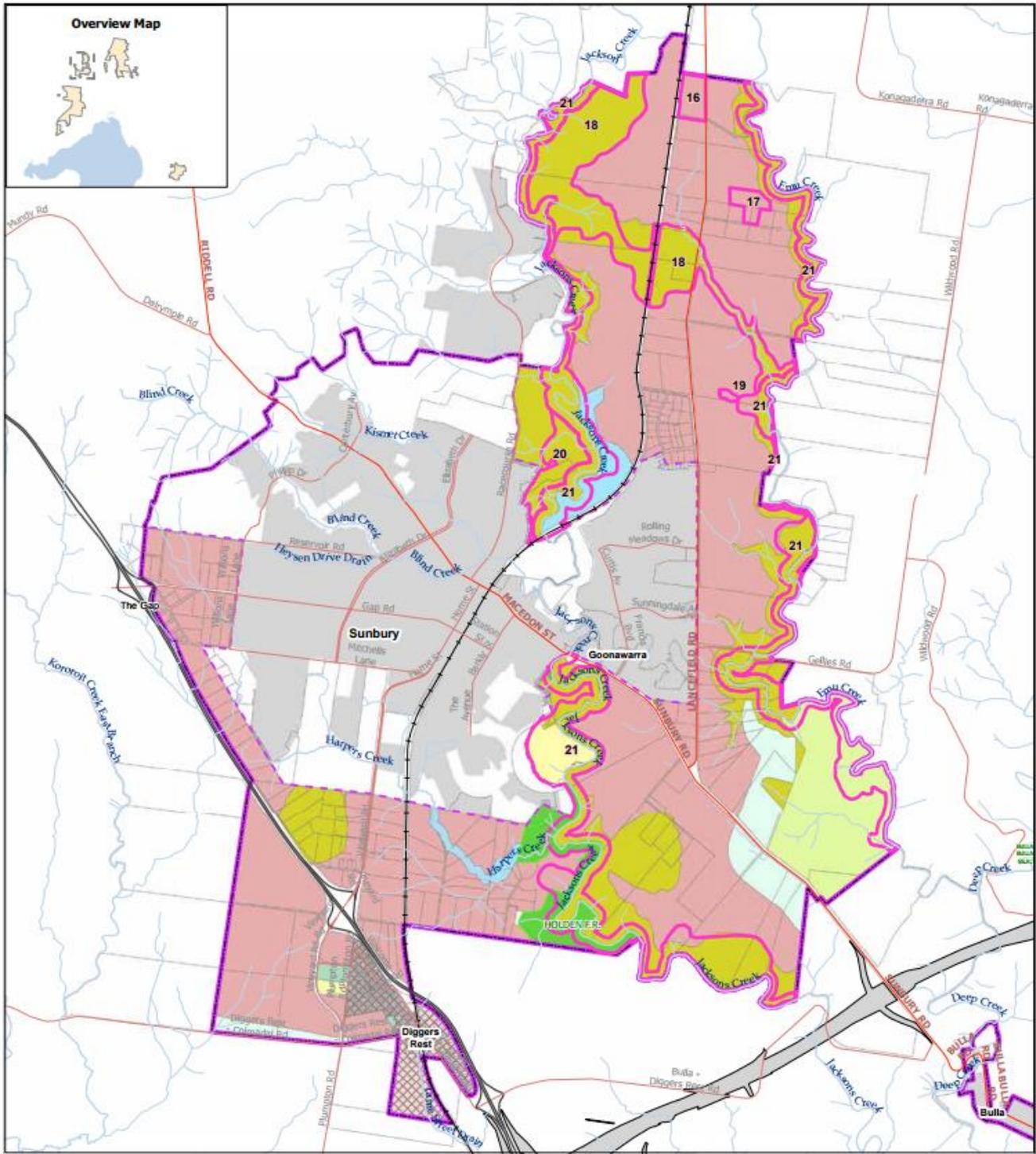


Figure 3

**Conservation area 18, North-Western Growth Corridor:  
Lancefield Road, Sunbury**

<b>Total area and boundary</b>	<ul style="list-style-type: none"> <li>&gt; 177 hectares (western section) + 75.94 hectares (eastern section)</li> <li>&gt; Boundary is shown in Figure 34</li> </ul>
<b>Management category</b>	<ul style="list-style-type: none"> <li>&gt; Nature conservation (part only, primarily between Lancefield Road and railway line)</li> <li>&gt; Open space (majority of site)</li> </ul>
<b>Key rationale for protection of area</b>	<ul style="list-style-type: none"> <li>&gt; Protects Grassy Eucalypt Woodland, and potentially Grey Box Grassy Woodland*, within a practically manageable area and abuts area for protection of Growling Grass Frog along Jacksons Creek</li> </ul> <p>Note: This conservation area includes the current Rural Conservation Zone land, which primarily protects landscape values rather than biodiversity values. Only a small proportion of the conservation area contains native vegetation, and the presence of threatened species habitat is unlikely (but is not known) (see Figure 12). Detailed surveys have not been done to determine which areas require protection for their biodiversity values</p>
<b>Biodiversity values of national significance</b>	<ul style="list-style-type: none"> <li>&gt; Grassy Eucalypt Woodland</li> <li>&gt; Grey Box Grassy Woodlands and Derived Native Grasslands of South Eastern Australia (not confirmed)</li> <li>&gt; High quality habitat for Growling Grass Frog (population not confirmed)</li> </ul>
<b>Biodiversity values of state significance</b>	<ul style="list-style-type: none"> <li>&gt; Growling Grass Frog habitat</li> <li>&gt; Melbourne Yellow-gum</li> </ul>
<b>Contribution of area to achievement of conservation outcomes in the program report</b>	<ul style="list-style-type: none"> <li>&gt; Contributes to the target to protect and manage 80 per cent of all Grassy Eucalypt Woodland within the 2010 Urban Growth Boundary</li> <li>&gt; Contributes to ensuring functioning sustainable populations of Growling Grass Frog with connectivity between populations</li> </ul>
<b>Further actions</b>	<ul style="list-style-type: none"> <li>&gt; Review appropriateness of Rural Conservation Zone at the precinct structure planning stage if necessary, including undertaking detailed surveys. Any revised conservation area:             <ul style="list-style-type: none"> <li>- must protect Growling Grass Frog corridors as mapped in the BCS (see Figures 37 a and b)</li> <li>- must protect Grassy Eucalypt Woodland as mapped in the BCS (see Figures 19 and 20) and/or as defined under the <i>Environment Protection and Biodiversity Conservation Act 1999</i></li> <li>- must protect populations and high quality habitat of any other matters of national environmental significance</li> <li>- must be to the satisfaction of DEPI.</li> </ul> </li> <li>&gt; Protect conservation area through the following actions:             <ul style="list-style-type: none"> <li>- apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning</li> <li>- prepare conservation management plan and ensure planning provisions for implementation and funding are in place</li> <li>- establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown where an appropriate public land manager is available</li> </ul> </li> </ul>

Reference: Biosis Research (2012); DSE (2012a); DSE (2011c); Ecology Partners (2011a); see Appendix 3

\* This refers to the EPBC listed ecological community Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South Eastern Australia

Figure 4

**Conservation area 19, North-Western Growth Corridor: Grassy Eucalypt Woodland Sites, Sunbury**

<b>Total area and boundary</b>	<ul style="list-style-type: none"> <li>&gt; 2.44 hectares</li> <li>&gt; Boundary is shown in Figure 35</li> </ul>
<b>Management category</b>	<ul style="list-style-type: none"> <li>&gt; Nature conservation</li> </ul>
<b>Key rationale for protection of area</b>	<ul style="list-style-type: none"> <li>&gt; Protects Grassy Eucalypt Woodland within a practically manageable area</li> </ul>
<b>Biodiversity values of national significance</b>	<ul style="list-style-type: none"> <li>&gt; Grassy Eucalypt Woodland</li> </ul>
<b>Biodiversity values of state significance</b>	<ul style="list-style-type: none"> <li>&gt; Currently unknown</li> </ul>
<b>Contribution of area to achievement of conservation outcomes in the program report</b>	<ul style="list-style-type: none"> <li>&gt; Contributes to the target to protect 80 per cent of Grassy Eucalypt Woodland within the 2010 Urban Growth Boundary</li> </ul>
<b>Further actions</b>	<ul style="list-style-type: none"> <li>&gt; Protect conservation area through the following actions:                             <ul style="list-style-type: none"> <li>- apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning</li> <li>- prepare conservation management plan(s) and ensure planning provisions for implementation and funding are in place</li> <li>- establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown where an appropriate public land manager is available</li> </ul> </li> </ul>

Reference: See Appendix 3

Figure 5

**Conservation area 20, North-Western Growth Corridor:  
Racecourse Road, Sunbury**

<b>Total area and boundary</b>	<ul style="list-style-type: none"> <li>&gt; 42.07 hectares</li> <li>&gt; Boundary is shown in Figure 36</li> </ul>
<b>Management category</b>	<ul style="list-style-type: none"> <li>&gt; Open space</li> </ul>
<b>Key rationale for protection of area</b>	<ul style="list-style-type: none"> <li>&gt; Protects area of woodland within a practically manageable area</li> </ul> <p>Note: Permanent protection of this conservation area is based on estimated data as DSE could not obtain access to do relevant surveys. This conservation area includes the current Rural Conservation Zone land, which primarily protects landscape and cultural heritage values rather than biodiversity values. Some of this conservation area does not contain native vegetation (see Figure 12). Detailed surveys have not been done to determine which areas require protection for their biodiversity values</p>
<b>Biodiversity values of national significance</b>	<ul style="list-style-type: none"> <li>&gt; Not confirmed</li> </ul>
<b>Biodiversity values of state significance</b>	<ul style="list-style-type: none"> <li>&gt; Melbourne Yellow-gum</li> </ul>
<b>Contribution of area to achievement of conservation outcomes in the program report</b>	<ul style="list-style-type: none"> <li>&gt; To be confirmed</li> </ul>
<b>Further actions</b>	<ul style="list-style-type: none"> <li>&gt; Review appropriateness of Rural Conservation Zone at the precinct structure planning stage if necessary, including undertaking detailed surveys. Any revised conservation area:             <ul style="list-style-type: none"> <li>- should protect native vegetation, particularly treed areas</li> <li>- must protect populations and high quality habitat of any matters of national environmental significance</li> <li>- must be to the satisfaction of DEPI</li> </ul> </li> <li>&gt; Protect conservation area through the following actions:             <ul style="list-style-type: none"> <li>- apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning</li> <li>- prepare conservation management plan and ensure planning provisions for implementation and funding are in place</li> <li>- establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown where an appropriate public land manager is available</li> </ul> </li> </ul>

Reference: Biosis Research (2012), DSE (2012a); DSE (2011c); Ecology Partners (2011a)

Figure 6

**Conservation area 21, North-Western Growth Corridor:  
Growling Grass Frog Corridors**

<b>Total area and boundary</b>	<ul style="list-style-type: none"> <li>&gt; 666.83 hectares</li> <li>&gt; Boundaries are shown in Figures 37 a and b</li> </ul> <p>Note: The boundaries shown in Figure 37 and the Sub-regional Species Strategy for the Growling Grass Frog may be varied slightly if necessary at the precinct structure planning stage to account for site-specific issues.</p>
<b>Management category</b>	<ul style="list-style-type: none"> <li>&gt; Growling Grass Frog conservation, floodplain and open space</li> </ul>
<b>Key rationale for protection of area</b>	<ul style="list-style-type: none"> <li>&gt; Protects important populations of Growling Grass Frog and ensures connectivity between populations within the north-western growth corridor</li> </ul>
<b>Biodiversity values of national significance</b>	<ul style="list-style-type: none"> <li>&gt; Growling Grass Frog populations within high quality habitat</li> </ul>
<b>Biodiversity values of state significance</b>	<ul style="list-style-type: none"> <li>&gt; Currently unknown</li> </ul>
<b>Contribution of area to achievement of conservation outcomes in the program report</b>	<ul style="list-style-type: none"> <li>&gt; Ensures functioning sustainable populations of Growling Grass Frog with connectivity between populations</li> </ul>
<b>Further actions</b>	<ul style="list-style-type: none"> <li>&gt; Vary Growling Grass Frog corridor boundary slightly if necessary to account for site-specific issues at the precinct structure planning stage. Any variation:                             <ul style="list-style-type: none"> <li>- must not reduce the total area of the Growling Grass Frog corridor within the relevant precinct</li> <li>- must not impact negatively on Growling Grass Frog populations</li> <li>- must be demonstrated to have no effect on the functioning or management objectives of the corridor for the Growling Grass Frog</li> <li>- must be to the satisfaction of DEPI</li> <li>- must be documented in the conservation management plan</li> </ul> </li> <li>&gt; Protect conservation area through the following actions:                             <ul style="list-style-type: none"> <li>- retain Rural Conservation Zone where it exists</li> <li>- apply appropriate planning provisions to the land depending on the circumstances (may include a Rural Conservation Zone, an Environmental Significance Overlay or another statutory mechanism) to be determined by the State Minister for Planning</li> <li>- prepare conservation management plan(s) and ensure planning provisions for implementation and funding are in place</li> <li>- establish management agreements with landowners under section 69 of the <i>Conservation Forests and Lands Act 1987</i> and/or transfer land to Crown to be managed by Melbourne Water</li> </ul> </li> </ul>

Reference: Biosis Research (2012); DSE (2012a); DSE (2011c); Ecology Partners (2011a); State Government (2009)

## 4.2 Ministerial Directions

The amendment complies with the Ministerial Directions applicable to the amendment as detailed in the explanatory report. More broadly, the amendment complies with the following Ministerial Directions relating to the preparation of an amendment within the urban growth including the following matters.

### 4.2.1 Ministerial Direction 9, Metropolitan Strategy

As described in Section 3.1 of this Part A submission, the amendments implement the growth area elements of the Melbourne Metropolitan Strategy, Plan Melbourne. The amendments provide for fully serviced new urban neighbourhoods in a designated growth area.

### 4.2.2 Ministerial Direction 11, Strategic Assessment of Amendments

The Amendment has been strategically assessed in accordance with the assessment criteria set out in *Ministerial Direction 11*.

The amendment will implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use of land identified for urban purposes.

The amendment has addressed environmental effects, as the pattern of land use and development was guided by studies of the area relating to flora and fauna, flooding and drainage.

The amendment has addressed social and economic effects. It is expected to have a positive social and economic effect through the provision of additional housing and community facilities, as well as the creation of local employment opportunities.

### 4.2.3 Ministerial Direction 12, Urban Growth Areas

This Direction applies to the preparation of any planning scheme amendment that provides for the incorporation of a PSP in the scheme or the introduction of, or changes to, provisions in a schedule to the Urban Growth Zone (UGZ). Therefore, the Direction applies to the Amendment.

The Direction provides that the Amendment must implement the *Growth Area Corridor Plan* relevant to the land and must be in accordance with applicable *Precinct Structure Plan Guidelines*.

*The amendments both satisfy Ministerial Direction 12.*

## 4.3 Plan Melbourne

At the time of exhibition the relevant Metropolitan Planning Strategy was *Plan Melbourne*, an adopted government policy document released by the Victorian Government in May 2014, which outlines the provision of necessary infrastructure and support for development proposed by the Sunbury/Diggers Rest Growth Corridor Plan. The *Plan Melbourne Refresh Discussion Paper*, released in October 2015, also addresses key issues of housing supply, diversity and affordability, employment, climate change and more current government transport network priorities.

The updated *Plan Melbourne 2017-2050* released in March 2017 continues to outline key initiatives for facilitating future growth in population and employment opportunities. The amendments are consistent with this document.

#### 4.4 Precinct Structure Planning Guidelines and the Urban Growth Zone

On 7 October 2009 the Minister for Planning launched the *Precinct Structure Planning Guidelines*. These Guidelines replace the draft 2006 version and provide a tool for designing and delivering better quality communities in growth areas. They set out the key objectives of growth area planning and include a step by step guide on how to achieve the identified objectives.

The overarching objectives for PSPs are set out in the guidelines.

They are to:

- Establish a sense of place and community;
- Create greater housing choice, diversity and affordable places to live;
- Create highly accessible and vibrant activity centres;
- Provide local employment and business activity;
- Provide better transport choices;
- Respond to climate change and increase environmental sustainability; and
- Deliver accessible, integrated and adaptable community infrastructure.

The explanatory report details how the amendment meets each objective of the Precinct Structure Planning Guidelines.

The UGZ applies to land that has been identified for future urban development within the UGB (Figure 7). The UGZ sits within the suite of zones within the Victorian Planning Provisions. It has been specifically designed to implement an incorporated PSP and ensure that future development accords with the approved PSP.

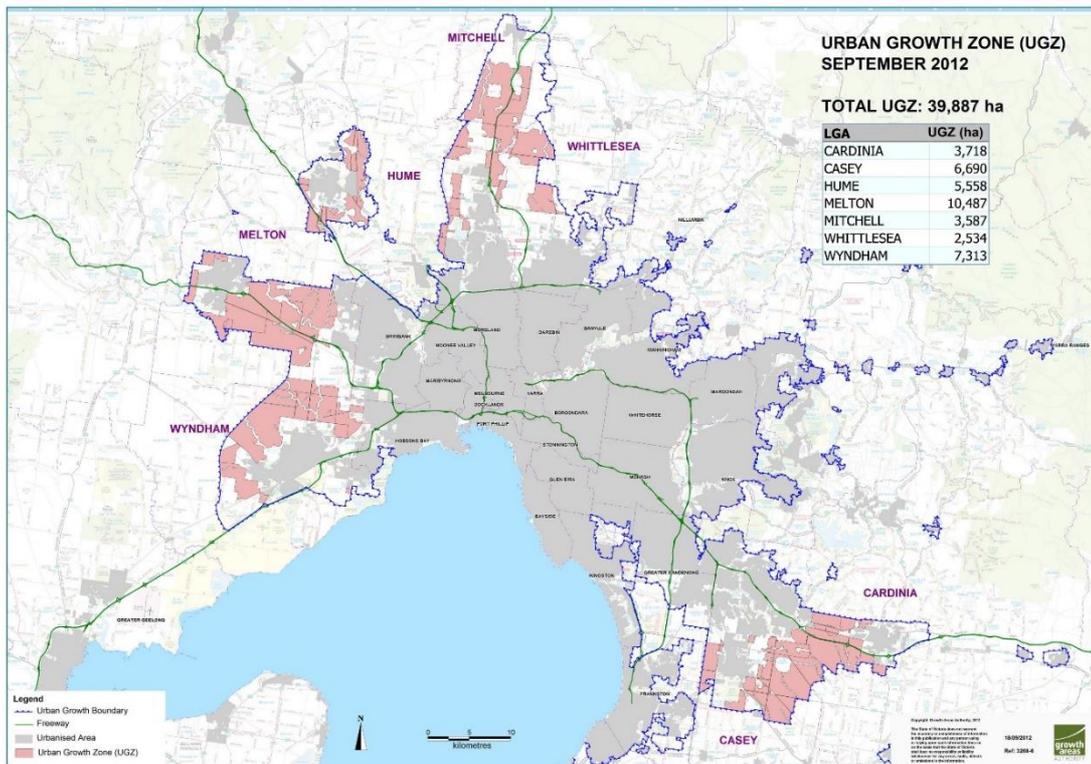


Figure 7 - Urban Growth Zone Areas, VPA (Growth Areas Authority)

The UGZ includes two parts:

1. Part A - Applies to land when no PSP applies; and
2. Part B – Applies to land when a PSP applies.

The land subject to this amendment is included within a PSP and as such Part B of the UGZ will be applicable once the amendment is completed. The UGZ applies zone provisions which seek to provide certainty about the nature of future development, streamline the approval process through limitations on third party rights and ensure that permits for development accord with the incorporated PSP.

A schedule to the Urban Growth Zone is drafted for each PSP area and can include requirements for land use, buildings and works, application/advertising requirements, decision guidelines and any other conditions/requirements.

The UGZ Schedules for Amendment C207 and Amendment C208 to the *Hume Planning Scheme* have been designed to ascribe a suite of Victoria Planning Provision zones to guide future use and development of the site through the specification of conditions and requirements for permits. The design of the zone promotes consistency in the manner in which planning authorities deal with land use issues and ensures that the zone implements the State Planning Policy Framework.

The amendment will introduce the Urban Growth Zone Schedule 9 (Sunbury South PSP) and Schedule 10 (Lancefield Road PSP) to the Hume Planning Scheme and apply it to the relevant amendment areas. This Planning Scheme ordinance has been structured in such a way that the ultimate translation to conventional Victorian Planning Provision zones can occur in a timely and efficient manner once the land has been developed.

## 4.5 State Planning Policy Framework

The *State Planning Policy Framework* (SPPF) ensures that the objectives of section 4 of the *Planning and Environment Act 1987* are implemented through appropriate land use development by addressing environmental, social and economic factors to achieve sustainable development.

The relevant clauses and provisions of the SPPF are:

- Clause 11 – Settlement;
- Clause 12 – Environment and Landscape Values;
- Clause 15 – Built Environment and Heritage;
- Clause 16 – Housing;
- Clause 17 – Commercial;
- Clause 18 – Transport;
- Clause 19 – Infrastructure.

The amendments achieve the objectives of the above clauses by:

- Providing a plan for land that has been identified as being suitable for housing, commercial, recreation, open space and infrastructure opportunities.
- Planning for accessibility via a range of transport nodes to key destinations in the surrounding neighbourhoods.
- Facilitating development of a range of housing densities that will cater to a range of household types and income levels.
- Responding to the environmental qualities of the area through the retention and protection of areas identified as having biodiversity values.
- Including Planning Scheme mechanisms and PSP requirements to protect and enhance areas identified as having heritage significance.

## 4.6 Background Documents

The preparation of the PSPs and the subsequent planning scheme amendments are supported by a number of background reports. The reports that are listed at Section 4.8 of this submission were commissioned throughout the preliminary stages of the PSP.

These background studies informed the pre-planning of the PSPs. Copies of these reports have been previously provided to Planning Panels Victoria and are available to all parties and the public on the VPA website as they have become available, prior to and as part of the formal exhibition process.

### 4.6.1 Sunbury South and Lancefield Road PSP Background Report

The VPA prepared the *Sunbury South and Lancefield Road Background Report (November 2016)*, which provided a response to the key recommendations of the background studies and formed part of the supporting Amendment documentation.

This report summarises the background to the preparation of the PSPs and describes how the PSPs respond to the following issues and/or themes:

- Cultural heritage
- Post-contact heritage

- Land contamination
- Biodiversity
- Town centres, industrial precinct and retail
- Community facilities
- Emergency services
- Open space
- Whole of water cycle assessment, water and drainage
- Transport and movement
- Utility and service infrastructure

Rather than repeat the information in this Part A submission to the Panel, it is recommended that the *Sunbury South and Lancefield Road Background Report (November 2016)* be viewed for further detail and background to the PSPs if required.

## 4.7 Background Documents Index

An index of the Technical Reports for Sunbury South and Lancefield Road is included in Table 1.

Table 1: Background Documents Index

Name of Report	Author	Date	Folder	Sunbury South	Lancefield Road
<b>Community Infrastructure, Social Services and Open Space Needs Assessment</b>	K2 Planning	May 2015	Hume C207 Sunbury South Folder 5 <i>Technical Reports</i>	Yes	
<b>Utility Servicing Assessment</b>	Jacobs	27 November 2014	Hume C207 Sunbury South Folder 5 <i>Technical Reports</i>	Yes	
<b>Arboricultural Report</b>	Tree Tec	December 2014	Hume C207 Sunbury South Folder 5 <i>Technical Reports</i>	Yes	
<b>Aboriginal Heritage Impact Assessment</b>	Heritage Insight	August 2015	Hume C207 Sunbury South Folder 5 <i>Technical Reports</i>	Yes	
<b>Jacksons Creek Road Crossing (Southern Link) Options Assessment and Development</b>	GTA	16 October 2014	Hume C207 Sunbury South Folder 5 <i>Technical Reports</i>	Yes	
<b>Post-Contact Heritage Assessment</b>	Context	December 2014	Hume C207 Sunbury South Folder 5 <i>Technical Reports</i>	Yes	
<b>Scattered Tree Assessment</b>	Ecology and Heritage Partners	August 2014	Hume C207 Sunbury South Folder 5 <i>Technical Reports</i>	Yes	

<b>Land Capability Assessment</b>	Environmental Earth Sciences	July 2015		Yes	
<b>Community Infrastructure, Social Services and Open Space Needs Assessment</b>	K2 Planning	May 2015	Hume C208 Lancefield Road Folder 6 <i>Technical Reports</i>		Yes
<b>Post-Contact Heritage Assessment</b>	Context	December 2014	Hume C208 Lancefield Road Folder 6 <i>Technical Reports</i>		Yes
<b>Aboriginal Heritage Impact Assessment</b>	Heritage Insight	August 2015	Hume C208 Lancefield Road Folder 6 <i>Technical Reports</i>		Yes
<b>Jacksons Creek Road Crossing (Northern) Options Assessment and Development</b>	GTA Consultants	13 October 2014	Hume C208 Lancefield Road Folder 6 <i>Technical Reports</i>		Yes
<b>High Level Utility Services Assessment</b>	Jacobs	27 November 2014	Hume C208 Lancefield Road Folder 6 <i>Technical Reports</i>		Yes
<b>Land Capability Assessment</b>	Environmental Earth Sciences	July 2015			Yes
<b>Infrastructure Design Study</b>	Parsons Brinckerhoff	15 December 2016	Hume C207 + C208 Sunbury South and Lancefield Road <i>Joint Technical Reports</i>	Yes	Yes
<b>Targeted Cultural Values Inspection</b>	Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc. - Delta Lucille Freedman and Alex Parmington	March 2015	Hume C207 + C208 Sunbury South and Lancefield Road <i>Joint Technical Reports</i>	Yes	Yes
<b>Retail and Economic Assessment</b>	Hill PDA	October 2014	Hume C207 + C208 Sunbury South and Lancefield Road <i>Joint Technical Reports</i>	Yes	Yes
<b>Higher Order Community Infrastructure Needs Assessment</b>	K2 Planning	May 2015	Hume C207 + C208 Sunbury South and Lancefield Road <i>Joint Technical Reports</i>	Yes	Yes
<b>Stormwater Management Strategy</b>	Alluvium	November 2014	Hume C207 + C208 Sunbury South and Lancefield Road <i>Joint Technical Reports</i>	Yes	Yes
<b>Traffic Modelling Report</b>	GTA Consultants	5 October 2015	Hume C207 + C208 Sunbury South and Lancefield Road <i>Joint Technical Reports</i>	Yes	Yes

## 5 VISION AND PLAN

### 5.1 Sunbury South Precinct

The Sunbury South precinct will facilitate:

- The creation of attractive ‘boulevard’ outcomes for Sunbury Road and Vineyard Road as not only key components of the movement network within the precinct, but as the two key gateways to the Sunbury Growth Area.
- Development that sensitively responds to, improves community access to, and protects the fragile twin creek valleys of Jacksons and Emu Creek.
- Expand on and protects the landscape, cultural heritage and biodiversity values of the Holden Flora Reserve.
- Development of a broader network of open space along the Jacksons Creek valley providing a regional landscape and open space asset for Sunbury Township.
- A key sub-regional retail and services centre servicing future communities to the south and east of Sunbury, and complementing the primary role of the existing Sunbury Town Centre in servicing the growth area and surrounding region.
- Key regional employment opportunities for the broader Sunbury Growth Area, at the future Major Town Centre and two designated employment areas within the precinct.
- Reinforcement of the established arterial road network within Sunbury, and support of the logical extension of the local road network, including provision for a crossing of Jacksons Creek.
- Development that responds to the unique, undulating landforms of the precinct, including the creek corridors and the Redstone Hill volcanic cone. In particular housing design will respond to key view lines, and sensitive planning for key landscape assets.
- Development that is sensitive to the highly valued cultural significance of the area, and in particular the Jacksons Creek corridor and adjacent culturally significant sites.
- Enhanced local mobility for existing communities, in particular the residents of the Jacksons Hill neighbourhood to the north-west of the precinct.
- A natural extension of the established Sunbury Township, preserving and reinforcing the township and heritage character of the settlement.
- Protection of important populations of Growling Grass Frog within conservation areas fronting the Jacksons and Emu Creeks.

The precinct will have strong transport connections to key destinations in the region and will be well linked to the rest of metropolitan Melbourne and north-western Victoria. The Calder Freeway and the Melbourne to Bendigo Rail Line provide particularly strong regional connections for the precinct. Major new infrastructure that will be easily accessed by the precinct, including the Outer Metropolitan Ring Road some 3km to the south, will enhance regional connections to northern and western Melbourne. The proposed southern link crossing of the Jacksons Creek provides for an important local connections as well as a more robust local road network for the broader Sunbury growth area. Importantly, it will connect the core of the precinct to the east of the Jacksons Creek with the proposed Sunbury South railway station near Vineyard Road. It forms part of an ultimate Sunbury Ring Road network around the township.

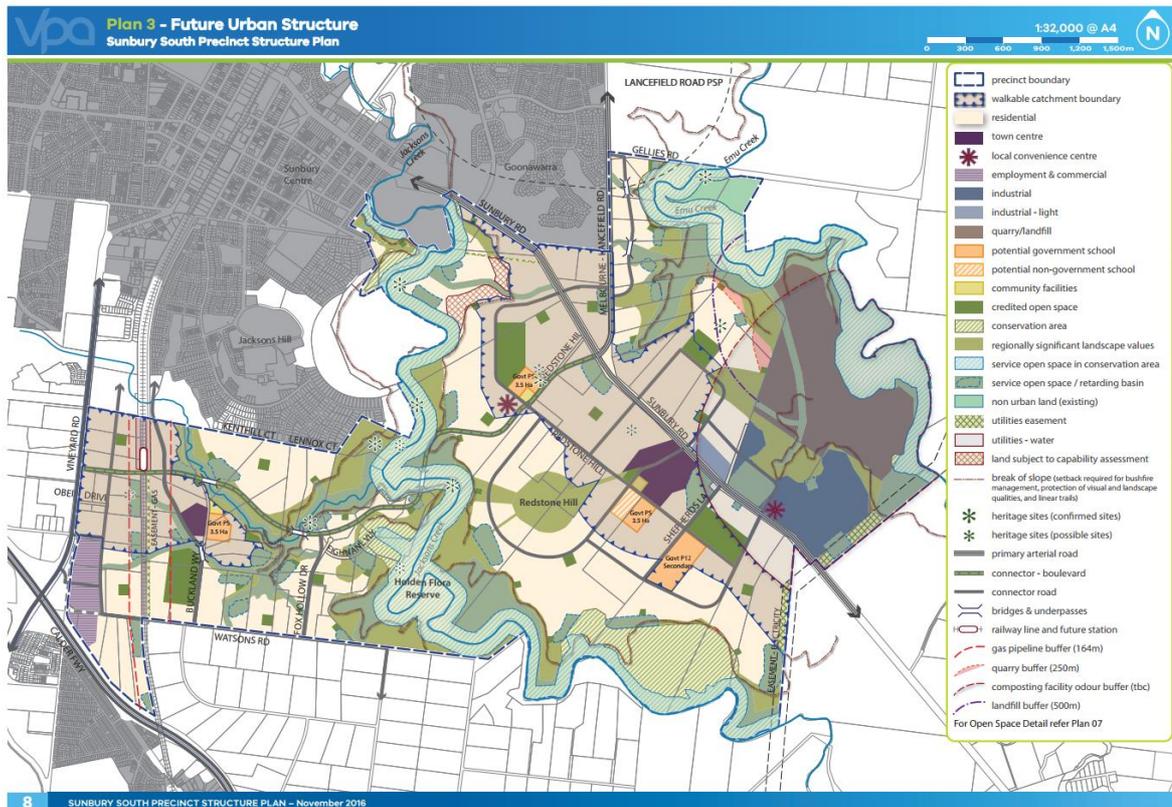
The Jacksons Creek valley runs through the centre of the precinct, and provides a major regional landscape and open space asset for the broader Sunbury Growth Area, as well as providing high

quality local amenity and a natural landscape relief from urban development. The Creek itself plays an important biodiversity function, for Growling Grass Frogs and other important and endangered species. In addition the proposed Redstone Hill hilltop park provides for a key regional open space destination, with commanding views across the region and back to central Melbourne. It provides an opportunity for a unique regional passive open space offer.

The local infrastructure needs of the new neighbourhoods within the precinct will be largely met within the precinct itself. Three key community hubs – one focused on the Jacksons Creek, one on the Major Town Centre, and one on a local centre in the west of the precinct (Harpers Creek), will each feature a range of community, educational and district recreational facilities to support their immediate catchment. Early development in the Harpers Creek area will be serviced by community infrastructure in the Jacksons Hill estate, while the broader precinct will have excellent access to the higher order services already on offer in the existing Sunbury Town Centre.

The precinct provides an important opportunity to improve the employment self-sufficiency of the Sunbury Growth Area. In addition to the future Redstone Hill Major Town Centre, two key employment precincts on Sunbury Road and Vineyard Road respectively are well placed to provide for growth of ‘population driven’ employment needs within Sunbury. Importantly, the two areas at key gateways to Sunbury Township, with excellent access to the regional arterial road network, provide a unique opportunity for regionally significant employment opportunities currently absent from Sunbury itself.

Figure 8: Sunbury South Future Urban Structure



## 5.2 Lancefield Road Precinct

The vision for the Lancefield Road precinct is for new neighbourhoods that sensitively and seamlessly respond to the striking twin creek corridors and associated valleys, and reinforce a sense of community for the established areas in the east of Sunbury township.

The Lancefield Road precinct will facilitate:

- The creation of an attractive 'boulevard' outcome for Lancefield Road that defines and connects the neighborhoods of the precinct, rather than divides it.
- Development that sensitively responds to, improves community access to, and protects the fragile twin creek valleys of Jacksons and Emu Creek.
- Improved local access to neighbourhood-level shopping and services for existing communities east of Jacksons Creek, while also supporting the day to day needs of future residents.
- Delivery of regional sporting and recreation assets to service the broader Sunbury Township, complementing existing facilities within the western part of Sunbury.
- Reinforcement of the established arterial road network within Sunbury, while supporting the logical extension of the local road network, including provision for a crossing of Jacksons Creek
- Provision for an orderly and sensitive transition of existing rural-residential areas to support more conventional urban density.
- Urban development that responds appropriately to the undulating landform within the precinct, with housing design that responds to key viewlines, and sensitive planning for key landscape assets, in particular the twin creek corridors, and the undulating land adjacent to Racecourse Road.
- The protection and recognition of the important and highly valued cultural significance of the area, and in particular the Jacksons Creek corridor and adjacent culturally significant sites.
- A natural extension of the established Sunbury Township, preserving and reinforcing the township and heritage character of the settlement.
- Protection of habitat for Matters of National Environmental Significance within conservation areas 18,19, 20 & 21.
- Protection of important populations of Growling Grass Frog within conservation areas fronting the Jacksons and Emu Creeks.

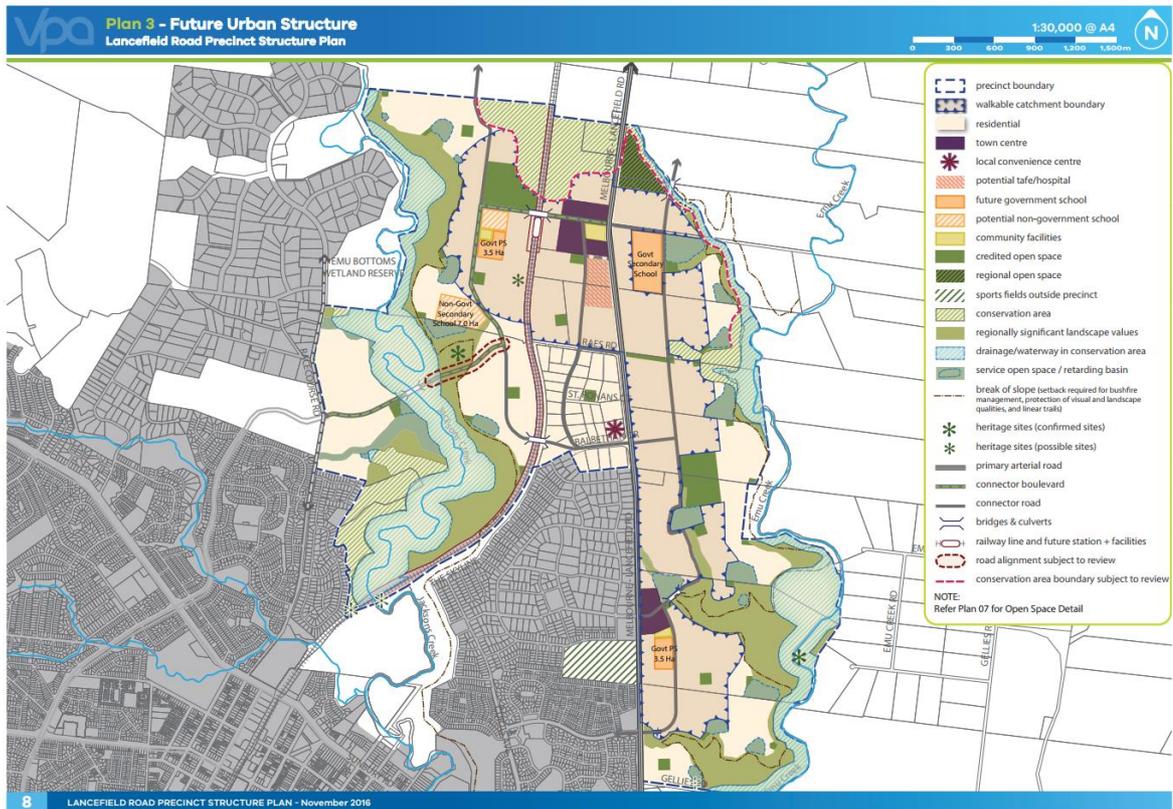
The precinct will have strong transport connections to key destinations in the region and will be well linked to the rest of metropolitan Melbourne and north-western Victoria. The nearby Calder Freeway and the Melbourne to Bendigo Rail Line provide particularly strong regional connections for the area. Major new infrastructure that will be easily accessed by the precinct, including the Outer Metropolitan Ring Road some 3km to the south, will enhance regional connections to northern and western Melbourne.

Lancefield Road itself forms the central spine to the precinct, and effectively knits the communities of the precinct together, including connections to the existing Goonawarra community. Lancefield Road also performs an important role connecting smaller townships to the north with Sunbury as a key regional service centre. The precinct is expected to slowly evolve from a rural-residential community into a well serviced and landscape responsive urban community.

The neighbourhood infrastructure needs of the community will be largely met within the precinct itself, with high quality open as well as sport and recreation facilities and amenities. In the southern part of the precinct, new neighbourhood retailing and services will play a complementary role with existing infrastructure in the Goonawarra community. The future community within the precinct will access higher order services in the established Sunbury Town Centre, as well as at a future planned major centre in the Sunbury South precinct, at the southern end of Lancefield Road. Connections to the broader Sunbury Growth area will be enhanced with upgrades to Lancefield Road, and through a new northern road crossing of the Jacksons Creek, connecting to Elizabeth Drive as part of the future Sunbury Ring Road, as well as a series of local connections to adjacent neighbourhoods.

Future development will sensitively nestle between the key regional environmental and landscape features of the Jacksons and Emu Creek corridor. Urban development in the precinct is planned to respond to these key features, to preserve and enhance their biodiversity value, and to protect the sensitive geomorphological values of the creeks themselves.

Figure 9: Lancefield Road Future Urban Structure



## 5.3 Planning Permit Applications

There are three permit applications made pursuant to section 96A of the Planning and Environment Act 1987. These are:

- P18855 (170 Lancefield Road).
- P18854 (Racecourse Road).
- P18858 (Redstone Hill).

### **170 Lancefield Road**

An officer report was circulated in respect of the Lancefield Road application on Monday the 24 July. The Lancefield Road application seeks approval for:

- 419 individually serviced residential lots
- Four multi-unit sites
- Two large lots for a town centre
- Land for a municipal community facility
- Land for a government primary school
- Reserves for local roads, local parks and drainage

The officer report concludes that 'Subject to resolution of submissions and authority requirements [Melbourne Water requirements] the application appears likely to achieve an acceptable outcome with regard to the proposed planning scheme'.

### **Redstone Hill Land**

An officer report was circulated in respect of the Racecourse Road application on 31 July 2017. The Redstone Hill application seek approval for:

- 689 individually serviced residential lots, a sales office lot and
- one residential lot subject to further subdivision or development
- 1 lot for a primary school
- 5 large lots subject to future detailed development applications for a town centre
- Reserves for local roads, local parks and drainage
- Construction of works associated with servicing and accessing the subdivision.

The Officer report concludes that:

*"Assessment of remediation requirements for the land and detailed design guidelines are to be provided. Further work and resolution of drainage matters is required in consultation with Melbourne Water. However, there appear to be goodwill between the applicant and Melbourne Water to achieve as sustainable outcome on these matters.*

*Further work is also required with regard to residential densities around the major town centre and with regard to subdivision and built form on sloping land.*

*Many matters of detail in the precinct structure plan can be suitably addressed through ordinary secondary consents and plans under permit.*

*Subject to resolution of submissions and authority requirements the application appears likely to achieve an acceptable outcome with regard to the proposed planning scheme.”.*

### **Racecourse Road Land**

An officer report was circulated in respect of the Racecourse Road Application on 31 July 2017. The Racecourse Road application seek approval of:

- 407 individually serviced residential lots.
- Reserves for local roads, local parks and drainage.

The officer report concludes that:

*“On the whole the application is generally in accordance with the PSP. A number of PSP matters are to be addressed by permit condition, while some matters remain outstanding. The application may have some challenges to overcome with regard to aspects of the PSP changing in response to submissions; these challenges are to be addressed through the panel process with regard to the content of the PSP. It is possible to allow for the application to evolve with the changes currently occurring to the PSP and re-assess as necessary.*

*A critical element in this subdivision that is not reliant on the PSP is the housing and design guidelines. While the application goes some way to describing the high level arrangement of cut and fill works and landscaping some additional detail would assist in resolving some of the outcomes around visual presentation of the development”.*

Some other changes initiated by the VPA in this submission also interplay with this application in particular the proposed urban design controls (in the form of requirements proposed) and the proposed reduction in developable area. These matters will be addressed at the hearing and in Part B submissions.

## **5.4 Special Use Zone 10 – Craiglee Winery**

The Craiglee and Ben Eadie properties are external to the PSP (abutting properties 52 and 56) but form part of amendment C207. The amendment proposes to rezone these properties to a Special Use Zone – Schedule 10.

Until shortly prior to exhibition the parcels formed part of the PSP area but the properties were removed from the exhibited version. The rationale for removal related to the tourism purpose of the parcels and the fact that this required site specific controls instead of the broad suite of UGZ controls, and, that the properties are not intended to be developed for urban purposes.

These properties are situated on the southern side of Sunbury Road, at a north western tip of the PSP area.

The amendment as it affects these lands has been included in C207 such that the extensive discussions and background works for the sites is not wasted. While not part of the PSP area, the land continues to interface with the PSP and is an important context for the facilitation of a future integrated urban community.

The Special Use Zone 10 is proposed to be introduced to these properties to facilitate the tourism development of the land. The purposes of the special use schedule 10 include:

- ‘to provide the continue use and development of the land for vineyard and winery and to allow for complimentary and compatible activities to be undertaken in conjunction with these uses’;
- ‘to provide for the use of the land for development for tourism purposes’; and
- a range of other purposes related to the environmental and heritage characteristics of the site.

The Special Use Zone 10 permits the continued use of the land for agricultural purposes as of right and requires a range of permit triggers for tourism uses. There are various conditions at section 5.0 of the Special Use Zone 10 which impose requirements for permits associated with a section 2 use.

Responses to submissions concerning this site will be addressed in the part B submission.

## 5.5 Descriptions of the Plan

### 5.5.1 Land Use

The precincts comprise a total area of approximately 2,854 hectares of land (1,759 for the Sunbury South Precinct and 1,095 hectares for the Lancefield Road Precinct). Given the extensive land associated with the creek valleys of Jacksons and Emu Creek, as well as other landscape values, only around 43.24% of the total area of the precincts is anticipated to be developed for residential uses. This equates to a total of 1,234 hectares earmarked for future residential uses, and an anticipated yield of around 19,880 households (11,800 at Sunbury South and 8,080 at Lancefield Road). The ultimate combined population of the two precincts is projected to be around 55,600 people. The Sunbury South precinct is primary residential, however does include two future employment areas, as well as a major town centre. Lancefield Road is primarily residential.

As exhibited, the Sunbury South PSP makes provision for:

- At least 25,000 square metres of retail floor space in the Redstone Hill Major Town Centre, with additional commercial and civic floor space anticipated
- At least 5,000 square metres of retail floor space in the Harpers Creek Local Town Centre and a centrally located Local Convenience Centre at the Jacksons Creek community hub
- An industrial precinct on Sunbury Road, supported by a Local Convenience Centre, together with a bulky goods and commercial precinct on Vineyard Road.
- Four new schools, including one government secondary school, two government primary schools, and one non-government school.
- Approximately 803.75 hectares in total area of open space across the precinct, comprising 509.86 hectares of conservation and landscape open space (particularly in association with the Jacksons and Emu Creek corridors, and the Redstone Hill volcanic cone), 39 local parks, and four new sporting reserves.

The exhibited Lancefield Road PSP makes provision for:

- At least 10,000sqm of retail floor space in the Yellow Gum Local Town Centre, with capacity for this centre to grow further subject to future economic/strategic justification
- At least 6,000sqm of retail floor space in the Emu Creek Local Town Centre and centrally located Local Convenience Centre at Balbethan Drive
- Five new schools, including one government secondary school, two government primary schools, one non-government secondary school and one non-government primary school.
- Approximately 498.97 hectares in total area of open space across the precinct, comprising 407.26 hectares of conservation and landscape open space (particularly in association with the Jacksons and Emu Creek corridors, and the three 'open space' conservation areas in the north and north-west of the precinct), 29 local parks, and three new sporting reserves.
- A site nominated for potential regional health and/or tertiary uses

## 5.5.2 Town Centres and Employment

- Sunbury South Precinct

The Sunbury South PSP makes provision for a new Major Town Centre (MTC) at Redstone Hill, the Redstone Hill Major Town Centre. This centre will complement the existing Sunbury town centre by providing for higher order retail, commercial and community services for the eastern region of the Sunbury growth area.

The Harpers Creek Local Town Centre is planned for the western part of the Sunbury South precinct, south of the existing Jacksons Hill neighbourhood and proximate to the potential future Sunbury South Railway Station. This centre has been planned to provide for up to 5,000m<sup>2</sup> of retail, and will be co-located with future community uses, including a multi-purpose community centre and a government primary school.

A planned local convenience centre at the Jacksons Creek hub of the Sunbury South PSP will provide for convenience retailing services for residents in the central part of the precinct.

A small Local Convenience Centre on Sunbury Road in the industrial area of the Sunbury South precinct will largely cater for day to day convenience retail needs of nearby workers.

A 48 hectare industrial precinct has been planned as part of the Sunbury South PSP to be located on the northern side of Sunbury Road, at the eastern boundary of the precinct.

This area is proposed to accommodate industrial or employment uses. These employment uses are anticipated to be of a regional nature, principally servicing Sunbury and surrounds, and are likely to be population-driven.

Provision has been made for a bulky good retail and commercial precinct of 17.95 hectares within the Sunbury South PSP along Vineyard Road.

- Lancefield Road Precinct

The *Yellow Gum Local Town Centre* is planned for the northern part of the Lancefield Road precinct, adjacent to the potential future rail station. This centre has been planned to provide for up to 10,000m<sup>2</sup> of retail, as well as potential longer term expansion, subject to future economic assessment. This further growth would in large part be driven by the emergence of this centre as a sub-regional commercial and community services hub for the north-eastern part of Sunbury, including residents of the future Sunbury North precinct.

The *Emu Creek Local Town Centre* will be planned for the southern part of the Lancefield Road PSP. The centre will accommodate up to 6,000m<sup>2</sup> of retail, as well as business uses, a community centre, and a government primary school. It is located proximate to the existing Goonawarra sporting fields reserve to the west of Lancefield Road.

A planned Local Convenience Centre at Balbethan Drive within the Lancefield Road PSP will provide for convenience retailing services for residents in the central part of the precinct, as well as meeting the early shopping needs of residents in the northern part of the precinct.

### 5.5.3 Housing

The two precincts combined make provision for a total of 19,880 dwellings, with 11,800 dwellings planned for Sunbury South, and 8,080 planned for Lancefield Road. This equates to a total population of 55,600 across the two precincts (33,000 for Sunbury South, 22,600 for Lancefield Road).

The PSPs apply the General Residential Zone to land which is shown as residential, with the exception of within a defined 'walkable catchment' where higher residential densities are encouraged, and the Residential Growth Zone is proposed to be applied through the Urban Growth Zone Schedule. Whilst there has been some localised refinement to take account of topographical constraints, landscape values, and land ownership patterns, in a general sense this walkable catchment has been applied to land within:

- 800m of major town centres
- 400m of local town centres
- 200m of community hubs
- 100m of local convenience centre
- 800m of train stations
- 600m of the Principal Public Transport Network (PPTN)

Given the linear nature of the proposed PPTN along the major arterial roads within the precincts, a significant proportion of the land falls within this walkable catchment boundary. For this reason, a conservative minimum target of 17 dwellings per hectare has been applied to residential land within the walkable catchments, with Requirements and Guidelines within the PSPs providing greater direction around locations that are most appropriate for supporting the highest residential density outcomes.

Overall, each PSP seeks to achieve an average density of at least 15 dwellings per hectare across the Net Residential Developable Area. This will take account of site specific constraints that will require particular subdivision design responses that may result in a slightly lower residential density in parts of the precincts.

### 5.5.4 Transport Network

The proposed local road network provides a robust structure for traffic and transport movement within and throughout the precinct that will ultimately meet expected traffic demand. The PSPs will provide improvements to the arterial road network by substantially augmenting the existing road infrastructure and proposing new infrastructure.

The two precincts are currently characterised by a well-defined, established arterial road network, but with relatively limited local connections, particularly across the rail line and the Jacksons Creek. A total of two new Jacksons Creek crossings and three new grade separated rail crossings planned across the two precincts is planned to overcome these existing road network deficiencies, and will be critical for the future residents of the precincts and residents of established Sunbury alike.

## **Sunbury Road**

Sunbury Road is an existing VicRoads primary arterial road which is the main connection between Sunbury and Melbourne Airport, as well as the Tullamarine Freeway. It also services an important connection between both the Sunbury South and Lancefield Road precincts and the established Sunbury Town Centre.

In its current form, Sunbury Road is a four-lane divided road between Powlett Street and Racecourse Road and forms a two-lane road in the remaining section of the corridor. This road will ultimately need to be upgraded to six lanes between Diggers Rest Road and Racecourse Road, and four lanes north of Racecourse Road. While localised duplication of the road through the Sunbury South precinct will occur as part of the construction of new intersections, its ultimate capacity will only be realised following the construction of the Bulla Bypass to the south-east of the Sunbury South precinct.

## **Vineyard Road**

Currently Vineyard road is a four-lane divided primary arterial road (controlled by VicRoads) which provides access from the Sunbury Township to the Calder Freeway. It also provides an important local connection within the Sunbury Growth Area, as the primary connection between Diggers Rest and central Sunbury. It will ultimately be upgraded to six lanes.

Vineyard Road forms the boundary between the Sunbury South precinct and the future Sunbury West precinct (preparation of a PSP for this precinct is yet to commence). It is anticipated that the two new signalised intersections on Vineyard Road proposed in the exhibited Sunbury South PSP will also provide future local access to the Sunbury West PSP.

## **Lancefield Road**

Lancefield Road is an existing VicRoads primary arterial, and comprises two lanes through the Sunbury South and Lancefield Road precincts. It plays an important local connectivity function, but also plays a particularly strong regional role as the primary connection from the townships of Romsey and Lancefield to Sunbury, and beyond to Melbourne. The road will be upgraded to six lanes through the precincts in the ultimate.

Whilst Lancefield Road forms a central transport spine for future communities in the north-east of the Sunbury Growth Area, a strong parallel connector road network is planned within the precincts, particularly the Lancefield Road precinct. This will provide capacity for local trips to be made on this connector road network, and ensure that there is sufficient capacity on Lancefield Road to continue to support this regional arterial function.

## **Jacksons Creek Crossings**

The Sunbury/Diggers Rest Growth Corridor Plan identified two potential crossings of Jacksons Creek within the two precincts, the strategic need and alignment for each to be determined as part of the preparation of relevant PSPs.

The VPA commissioned GTA Consultants to undertake both a review of potential crossing alignments, and a strategic transport assessment of the two precincts (which included modelling

the regional transport network with and without each creek crossing). This strategic transport assessment concluded that:

- The Sunbury town centre would experience a reduction of between 2,000 and 5,000 vehicles per day with the introduction of both creek crossings, irrespective of whether the Outer Metropolitan Ring road (OMR) is delivered;
- Sunbury Road between Barkly Street and Francis Boulevard will experience approximately 10,000 to 15,000 fewer vehicle movements per day with the provision of the two creek crossings, regardless of the OMR;
- Vineyard Road north of the Calder Freeway interchange will experience between 1,000 to 4,000 fewer vehicles per day; and
- Lancefield Road will experience a reduction of between 3,500 and 5,500 vehicles per day with the provision of the crossings.

Overall, the assessment concluded that there would be a clear reduction in traffic volumes through the Sunbury town centre and on Sunbury Road on the basis that both creek crossings were delivered. In response to this assessment, both have been planned for in the exhibited PSPs.

The two creek crossings will be local connectors, however in acknowledgement of their regional importance and projected traffic volumes, both have been planned to have a 'boulevard connector' configuration. Together they form part of a broader 'ring road' around Sunbury township, with established parts of the ring road network to the west and north of Sunbury provided through Elizabeth Drive.

The design and alignment of the northern Jacksons Creek crossing in particular has been subject to ongoing review, in response both to submissions and continual engagement with the Wurundjeri (see 6.4.2)

### **Upgrades for Existing Local Roads**

The upgrade of several local roads has been identified as necessary to support the projected volumes associated with the development of the two precincts. These connector roads include:

- Watsons Road;
- Buckland Way;
- Fox Hollow Drive;
- Balbethan Drive; and
- Stockwell Drive.

While local connector roads are generally delivered as part of the package of subdivisional works, these roads are within existing road reserves, and serve multiple land parcels. The practical delivery of these road upgrades as part of subdivisional works would be problematic, and the funding for the upgrade of these roads is therefore proposed to be provided for through an ICP<sup>4</sup>.

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<sup>4</sup> A standard levy ICP is proposed across the PSP area.

Additionally, Crinnion Road will be upgraded south of Watsons Road to accommodate projected traffic volume increases between the two precincts and the Calder Freeway, given its direction to an existing freeway interchange.

Gellies Road is an existing local road which forms part of the boundary between the two precincts. The road itself will be upgraded as a local connector, providing access to local streets within each precinct via a new set of signals on Lancefield Road. Given that development of the precincts is not projected to significantly increase traffic volumes on Gellies Road, other than those associated with local access, it is not proposed to upgrade the existing single lane bridge crossing of the Emu Creek.

### **Grade Separations**

There are three grade separated road crossings of the rail line proposed across the two precincts – one in Sunbury South and two in Lancefield Road. All three are proposed to be fully funded through an ICP.

The Southern Link grade separation is located in the Sunbury South precinct within close proximity of the proposed future train station.

The proposed grade separations on Elizabeth Drive and Balbethan Drive are located within the Lancefield Road precinct, providing access across the train line to the far north and south of the precinct.

These grade separations have been designed in direct response to the State Planning Policy 18 – *Transport* as found in all Victorian Planning Schemes. In particular, the relevant sub section 18.02-4 - *Management of the road system* which specifically notes the strategy to “provide for grade separation at railways crossings except with the approval of the Minister for Transport”.

### **Bus Services**

There are several local buses routes running along the boundary of the precincts, servicing established communities immediately outside the precincts. This network is expected to be reviewed to provide public transport access to support the earliest stages of development across the two precincts.

The area will have a bus capable connector and arterial road network offering local bus services to future residents. The PSP ensures that the majority of residents are within 400 metres of a potential future bus routes, as defined by Public Transport Victoria. Particular provision has been made to ensure that the road network will support future bus connections to the potential future rail stations, and that the road network provides for efficient bus operations (with limited ‘dead running’)

### **Rail Services**

The Sunbury-Diggers Rest Growth Corridor is currently serviced by two stations on the Sunbury electrified line – Diggers Rest and Sunbury. The PSPs make provision for two additional train stations, one in each precinct. The potential future Sunbury South station has been identified at a location proximate to the southern link boulevard connector (part of the Sunbury ring road), and would be serviced as part of the existing Sunbury metropolitan train service. A total of 3ha of land has been identified in the PSP to support the proposed station building and associated car park,

with significant ‘park and ride’ capacity to ease existing parking capacity issues at the Sunbury Train Station.

The potential future train station within the Lancefield Road PSP would be located alongside the Yellow Gum Local Town Centre, and adjacent to the northern grade separated rail crossing in this location. This station would be serviced by either the existing V-Line services operating on this line, or by any future extension of electrified services beyond the current Sunbury terminus.

### 5.5.5 Community Infrastructure

The VPA engaged K2 Planning to undertake an *Open Space and Community Infrastructure Needs Assessment* to determine the demand for community infrastructure and open space required to support the future population of the PSPs and of greater Sunbury as a whole.

This assessment identified the demand for both local community infrastructure to service new neighbourhoods within the precincts, as well as the contribution towards generating demand for ‘higher order’ community infrastructure. The assessment was based on the following assumptions:

- VPA population projections based on 15 dwellings per hectare and an average of 2.8 people per dwelling;
- PSP area age profiles reflecting the growth area age forecasts noted in Chapter 6 of the report;
- Additional demand for community infrastructure will result from current Sunbury residents potentially using new facilities in the PSP area as they travel to work, or as they provide fit for purpose facilities; and
- Additional demand will also come from residents of adjacent areas including Macedon Ranges residents and residents of Diggers Rest.

The PSPs have planned for a range of community facilities to be located throughout the precincts to support the future residential population. The types of facilities that are to be accommodated will include:

- Kindergarten rooms and associated outdoor spaces
- Maternal and Child Health Centres
- Meeting rooms
- Hall and kitchen
- Consulting suites including space for government and non-government community based organisations.

The community facilities are located throughout the precincts, where possible co-located with future Government and non-government schools, sports reserves and generally within the network of local town centres and local convenience centres.

The co-location of community infrastructure with the sporting reserve provides an opportunity to share facilities across a broader community hub. Other benefits of co-locating the community facilities with schools and centres is that it helps to establish a basis for non-retail based activity within the local town centres and supports walking and cycling by increasing accessibility and

convenience for residents of the precincts. These facilities will be introduced progressively as the precincts develops.

### 5.5.6 Open Space

Given the prominent natural landscape values of the Sunbury region, both precincts will feature an extensive and diverse network of open space. The open space network will ultimately comprise a large interconnected network of linear open space, focused on the twin creek corridors of Jacksons Creek and Emu Creek. Representing a significant proportion of the overall area of each precinct, these corridors will provide for passive recreation, protect biodiversity values and water quality, and provide visual relief in a developed urban environment.

The planned local open space network will ensure most residents are located within 400 metres of a future local park. A total of 60 local parks will be delivered across the two precincts. Most of these will be approximately 7,500 square metres in total area, and will be complemented by smaller nodes of approximately 2,500 square metres located along the creek network to provide local park opportunities along these linear corridors, and to leverage off the open landscape values of the creek corridors

A total of seven sports reserves across the two precincts will provide for a diverse range of active recreational needs for the future community. The sports reserves provide for a variety of organised sports, including netball, Australian football, soccer, cricket, tennis, hockey, baseball and softball. Tennis facilities will be collocated with sports reserves, as well as indoor recreation centres to allow shared use of facilities. One of these reserves (SR#) on the northern border of the Lancefield Road PSP is planned to be further augmented with additional open space within the future Sunbury North PSP, and will accommodate a range of higher order, regional level sporting activities.

An important part of the open space network will be the conservation areas identified through the *Biodiversity Conservation Strategy* and protected through the *Commonwealth Environmental Protection and Biodiversity Conservation Act*. This includes land along the two creek corridors in both precincts identified as important Growling Grass Frog habitat, as well as the extensive native vegetation and open space conservation areas throughout the Lancefield Road precinct.

### 5.5.7 Integrated Water Management

Sunbury's urban growth will bring many challenges for not only water supply, security and resilience, but also in managing the detrimental impacts of stormwater and wastewater on the highly valuable Emu and Jacksons Creek catchments. This coupled with the unique landscape of Sunbury means that a holistic approach to water management is necessary.

Jacksons and Emu Creek catchments have been identified as high value within Melbourne Water's Healthy Waterways Strategy, are highly valued by the community and have been identified as highly erosive. To protect the value and health of these waterways and not cause downstream impacts, significant flow reductions from the urban catchment are required to protect the receiving waterways. This includes appropriately managing the quality, quantity, timing and location of stormwater and recycled water releases to the waterways from the PSP.

### 5.5.8 Post Contact Heritage

Sunbury has a rich post-contact heritage dating back from gold rush and pre-war period. This heritage is largely manifested within the existing Sunbury township in features such as wide streetscapes and large public open spaces that create a country town feeling due to the sense of space and bluestone bridges. It is also manifested in heritage buildings such as the Rupertswood Mansion and the Jacksons Hill Asylum buildings as well as remnants of former pastoral industries such as the Emu Bottom Homestead and wineries. Within the PSPs are naturally occurring sites associated with historical community events such as Canon Gully (associated with the 19th Century Sunbury volunteer military exercises) and Redstone Hill.

### 5.5.9 Aboriginal Cultural Heritage

Sunbury has a rich network of Aboriginal cultural heritage values. Aboriginal cultural heritage in the two PSPs is manifested within particular landforms and ceremonial sites.

Jacksons and Emu creeks and associated tributaries were locations that provided fresh water, sources of food, and materials for making objects for hunting, cooking, gathering and sites for ceremony and shelter – evidenced by clusters of archaeological remains. Significant within the Jacksons Creek corridor are the presence of silcrete quarries which were used for making tools.

The tops of escarpments which are located parallel to Jacksons and Emu Creeks and associated major tributaries are also significant as they were places that provided an outlook towards rivers, creek confluences and floodplains. A significant site in this category of landform is Canon Gully which provides a view of the Jacksons Creek valley and a view towards unique ceremonial earth rings to the south-west and Emu Bottom (Holly Green) Mound to the north-west. The view up to Canon Gully from the Jacksons Creek valley is important to protect and has influenced the road bridge alignment in the Lancefield Road precinct.

The Sunbury Earth Rings are one of the most significant sites in the broader Sunbury area and are concentrated in the Jacksons Creek Valley. The earth rings are regarded as one of Australia's most important archaeological sites and are characterised by a shallow, circular, dish-like hollow earth structure. Indigenous oral histories suggest that the sites were the focus of ceremonial activity such as initiation rites.

While the above-mentioned features are manifest within the two PSPs, as described above, there is a significant cluster of the above-described elements within the Jacksons Creek valley.

## 6 ISSUES RAISED WITHIN SUBMISSIONS

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### 6.1 Overview

A large number of individual issues were raised within the submissions to the amendments. **Appendix 1 and 2** comprises a comprehensive summary of these issues, along with the VPA's current position on these matters.

The VPA will continue to seek to resolve matters prior (and indeed during) to the Panel Hearing. A revised submission summary table will be circulated with the Part B submission to reflect any progression.

The following sections provide further information on matters on which the Panel has specifically sought more detail, including the VPA's response to Melbourne Water's objection to the 96A applications, and the VPA's response to the issues and proposed controls raised by the EPA, the Metropolitan Waste and Resource Recovery Group and Sustainability Victoria regarding buffers.

### 6.2 Melbourne Water 96A submissions

The dramatic topography of Sunbury is a more complex proposition than most urban development scenarios around Melbourne. It is not unexpected that the drainage needs of the area require a substantial amount of analysis and review. The process is made more intensive by consideration of permit applications concurrent with the planning scheme amendments. However the concurrent applications also provide the opportunity to test and refine the drainage scheme. The VPA acknowledges the substantial amount of resources Melbourne Water Corporation (MWC) has committed to resolving a sustainable drainage solution for the area and at the detailed site level.

Following the VPA's notification to MWC, as the relevant drainage authority for the area, by the VPA under 96C(1)(a) of the Act, MWC submitted to the amendment by stating that it 'objects' to 'the application[s]' on various ground including drainage matters, environment and amenity matters and general planning grounds.

It should be noted that elements of the proposed drainage scheme for the area were still evolving as exhibition of the amendment was imminent. Hence, the VPA was not able to afford applicants an opportunity to respond the exhibited element of the drainage scheme. In this sense it is not surprising that MWC strictly 'objected' to the exhibited applications when assessed against the more advanced drainage scheme elements shown in the exhibited amendment. VPA's decision was taken in the knowledge that engagement would continue amongst the relevant parties, as it has, with a view to achieving acceptable drainage outcomes for each permit site. That is exhibition is not the end point of the amendment/permit application assessment process and the applications were capable of adjusting to the evolving drainage requirements.

The VPA's response to MWC's permit-related submissions has been, and continues to be, maintenance of engagement between MWC and the applicants. The goal is to facilitate development that is acceptable to Melbourne Water with regard to the drainage needs of the land. To this end:

- MWC received, and is now reviewing, an amended drainage design package from Alluvium (on behalf of Villawood) on the 24th July, 2017 concerning the ‘Sherwood Heights’ application at 3-5 Macedon Street, Sunbury (P18854).
- Melbourne Water met with the drainage consultant of the Kingfisher Estate (170 Lancefield Road, Sunbury) (P18855) (most recently) on the 20th June, 2017. Melbourne Water has not received amended plans from the applicant as the applicant is currently addressing the impact of MWC requirements on other aspects of the development including the environment around the town centre.
- Melbourne Water received an amended drainage design package from Alluvium (on behalf of Villawood) on the 24th July, 2017 in respect of the Redstone Hill Estate (675 Sunbury Road, Sunbury)(P18858).

MWC anticipates completing reviews of received material by 11 August 2017. VPA is confident that both MWC and the applicants will converge on acceptable outcomes as the subdivision designs are refined and assessed against the requirements of the draft drainage scheme.

In the event of resulting permit plan changes, the planning scheme amendment process, including concurrent permit applications, has sufficient flexibility to allow for changes as it progresses through to consideration by the planning authority and the Minister. The VPA will consider any impacts with regard to affected parties as any plan changes are proposed.

## 6.3 Agency submissions to Buffer matters

The Panel has requested that the VPA:

*Provide a response to the issues and proposed controls raised by the EPA, the Metropolitan Waste and Resource Recovery Group and Sustainability Victoria regarding the buffer zones and prohibition of sensitive uses in proximity to the quarry, the landfill site, the wastewater treatment plant and the Veolia organics facility.*

It is anticipated that the issue of submissions in respect of these sites will be a significant substantive issue in the conduct of the hearing. Expert evidence will be tested. Accordingly, the VPA response forming part of this Part A submission is intended to be illustrative of the issues rather than to present a definitive position. Further clarification will occur in the Part B submission which will be issued following the service of evidence.

### 6.3.1 Quarry – 600 Sunbury Road, Bulla (WA 1123)

Hi-Quality operate an active, non-blasting quarry located at 600 Sunbury Road, Bulla.

The EPA’s *Recommended Separation Distances for Industrial Residual Air Emissions Guidelines* (Publication 1518, March 2013) recommend a 250m separation distance for a non-blasting quarry.

Earth Resources Regulation (ERR) of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) advised the VPA that Schedule 9 to the Urban Growth Zone must identify DEDJTR as a determining referral authority for applications within 250 metres of the current EPA licence boundary on the current approved Work Plan at the north end of the Hi-Quality site, and that the PSP must clearly display ‘quarry within 250m of Residential’.

Plans 3 – 13 (inclusive) of the Sunbury South PSP clearly depict a ‘Quarry buffer (250m)’ which applies to residential land within 250m of the quarry operations.

Land within 250m of the quarry comprises land within the Special Use Zone – Schedule 1, the Rural Conservation Zone and the Urban Growth Zone – Schedule 9 (UGZ9). The UGZ9 applies the General Residential Zone to ‘All other land’ within the Sunbury South PSP, which includes the land within the quarry buffer.

Clause 2.12 of the exhibited UGZ9 comprises specific provision for the referral of applications within the Quarry Buffer at 600 Sunbury Road, Bulla, as follows:

*An application to subdivide land, or construct a building or carry out works on land within 250 metres of the Extractive Industry Works Authority, as shown on Map 1 of this Schedule as ‘Quarry buffer’, must be referred in accordance with section 55 of the Planning and Environment Act 1987 to the Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990.*

*The Department administering the Mineral Resources (Sustainable Development) Act 1990 may request an assessment prepared by a suitably experienced and qualified consultant, which demonstrates that a variation to the Recommended separation distances for industrial residual air emissions (EPA publication number 1518 March 2013) is justified and provides sufficient confidence that a sensitive use can be safely developed within 250 metres of any quarrying activity at WA1123.*

*Planning approval should not be given by the Responsible Authority until land use separation issues have been resolved to the satisfaction of the administering the Mineral Resources (Sustainable Development) Act 1990. The Department may restrict or prevent development within 250 metres of the WA1123 Extractive Works Area boundary whilst the work authority is current and it is considered that a proposed sensitive use will cause adverse impact on approved operations.*

DEDJTR has reviewed the exhibited Sunbury South PSP and is satisfied that the depiction of the quarry buffer in the PSP and the inclusion of Clause 2.12 of the UGZ9 provides sufficient protection to the ongoing operation of the quarry. DEDJTR did not submit to the Amendment on this basis.

The EPA has submitted to the exhibited Amendment (*Submission 82 to C207*) that:

*“The proposed residential use on a quarry buffer is not satisfactory as operations at a quarry generate noise, odour and dust. It is advised that sensitive uses be excluded from the 250m quarry separation area.”*

This advice is inconsistent with previous advice received from the EPA (29 December 2015) on the controls which were provided in the Agency version of the PSP, which stated:

*“EPA acknowledges the existing quarry operations located to the east of Sunbury Road will be provided with a 250m buffer in accordance with EPA publication Recommended Separation Distances for Industrial Residual Air Emissions guidelines (2013). The buffer will mitigate the potential impacts of residential encroachment on the existing adverse amenity land use (quarry).”*

The depiction of the Quarry Buffer and the underlying proposed land use remained unchanged between the agency version and exhibited version of the PSP, however the referral requirement at

Clause 2.12 was strengthened. The agency version of the referral clause was limited to the following:

*An application to subdivide land, or construct a building or carry out works on land within 250 metres of the Extractive Industry Works Authority, as shown on Map 1 of this Schedule as 'Quarry buffer', must be referred in accordance with section 55 of the Planning and Environment Act 1987 to the Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990.*

The EPA has not provided any justification for the change in advice on the quarry buffer following public exhibition.

The land use and controls in the exhibited Sunbury South PSP and UGZ9 are consistent with those which have been tested through previous PSPs and planning Panels. The application of the General Residential Zone to land within the Quarry Buffer is entirely consistent with the Quarry Hills PSP, which applied the General Residential Zone and Commercial 1 Zone to approximately 90ha of land within the buffer to the quarry. The Quarry Hills PSP depicted sensitive land uses including a potential government school and sports reserve within the quarry buffer.

In the matter of Quarry Hills, the EPA were satisfied with the outcome, based on the VPA's acknowledgment that the community facilities depicted within the 'quarry buffer' area within the PSP will not be able to be developed until the cessation of the operation of the quarry or until such time as the land is no longer affected by the applicable separation distance under the EPA publication *Recommended Separation Distances for Industrial Residual Air Emissions*.

Whilst EPA's concern about the designation of future sensitive land uses within the separation distance area is noted, the VPA affirms that it is not intended for these uses, including residential land uses, to commence prior to the cessation of the quarry, or until such time as the quarrying activities have progressed beyond those cells which detrimentally affect the subject land. It is the nature of a quarry use that once the blasting activity (and any associated crushing etc) has occurred that the quarry is a benign use relative to residential activities (a fact confirmed by the adaptive reuse of quarry pits for residential and residentially related purposes in some instances).

The VPA notes that in the case of Quarry Hills, the Panel recommended that the exhibited clause within the UGZ schedule, which was similar to that proposed within the UGZ9 for this Amendment, be deleted. The justification for the deletion of the referral clause was due to the existing Planning Scheme provisions at Clause 14.02, 52.09 and 66.05, which the Panel considered provide for adequate notice.

The VPA notes that in the instance of Quarry Hills, the PSP included the Panel recommended Requirement:

*Applications must be accompanied by an assessment prepared by a suitably experienced and qualified person, which demonstrates that a variation to the Recommended separation distance for industrial residual air emissions (EPA publication number 1518 March 2013) is justified and provides sufficient confidence that a sensitive use can be safely developed within 500 metres of any quarrying activity at WA102."*

The Panel also recommended the inclusion of the following Guideline:

*Applicants within the buffer of the Extractive Industry Works Area as identified on Plan 2 should liaise with the Responsible Authority and the Earth Resource Regulation Section of*

*the Department of Economic Development Jobs, Transport and Resources (DEDJTR) prior to lodging permit application for any residential or commercial development.*

### **VPA Response**

In line with the Panel recommendations to the Quarry Hills PSP, the VPA is satisfied that Clauses 52.09 and 66.05 of the Hume Planning Scheme already impose more onerous referral conditions than Clause 2.12. of the UGZ9. As such, the VPA propose to delete Clause 2.12 of the UGZ9.

It is the VPA's preference that all application requirements are contained in Clause 3 of UGZ9. Accordingly, the VPA propose to include a new Clause 3.16, with the following wording:

#### **3.16 All applications within Quarry Buffer**

An application to subdivide land, or construct a building or carry out works on land within 250 metres of the Extractive Industry Works Authority, as shown on Map 1 of this Schedule as 'Quarry buffer (250m)', must be accompanied by an assessment prepared by a suitably experienced and qualified person, which demonstrates that a variation to the Recommended separation distance for industrial residual air emissions (EPA publication number 1518 March 2013) is justified and provides sufficient confidence that a sensitive use can be appropriately developed within 250 metres of any quarrying activity at WA1123."

The VPA will include the following Guideline within Section 3.1.3 of the Sunbury South PSP:

*Applicants within the Quarry Buffer (250m) as identified on Plan 3 should liaise with the Responsible Authority and the Earth Resource Regulation Section of the Department of Economic Development Jobs, Transport and Resources (DEDJTR) prior to lodging a permit application for any residential development or sensitive land use.*

The VPA considers that the approach outlined above provides sufficient protection to both the ongoing operation of the quarry and the protection of future users of the land.

### **6.3.2 Landfill – 600 Sunbury Road, Bulla**

There are two landfill operations at 600 Sunbury Road, Bulla (now known as 570 Sunbury Road, Bulla).

An active Type 2 landfill is located at the northern segment of the quarry and landfill cells are approved at the southern segment of the quarry (Licence No. 45279 issued for A01 Prescribed Industrial Waste Management and A05 Landfills, last amended 25/10/2016 to change the licence boundary along the south-western alignment). This licence allows for:

- a) Prescribed industrial waste (Category C drilling mud, Category C soil, asbestos and materials with polychlorinated biphenyls) and solid inert waste to be deposited to land; and
- b) Solid inert waste to be deposited to land and to recover solid inert material and soil from previously landfilled waste for recycling purposes.
- c) The southern segment of this quarry has been approved with landfill cells.

There is also a prescribed industrial waste management premises (A01) located to the south-west of the above mentioned quarry (shown as Site B in Licence No. 129589, issued 26/8/2016). This

scheduled premises sits partly inside and outside the boundary of Licence No 45279 prior to its amendment on 25/10/2016. This licence allows the:

- a) Receipt of prescribed industrial waste (category C contaminated soil) as per Schedule 2 of the licence;
- b) Recovery of incidental solid inert (being rock, brick rubble, concrete and asphaltic concrete);
- c) Maximum storage of 25,000 cubic metres of prescribed industrial waste at Site B at any one time.

The EPA publication “Siting, design, operation and rehabilitation of landfills” (Publication 788.3, August 2015) specifies that a Type 2 active landfill require a 500 metre separation distance from sensitive land uses.

Plan 3 of the Sunbury South PSP depicts a ‘Landfill buffer (500m)’ which applies to residential land within 500m of the quarry operations.

The EPA has submitted to Amendment C207 that it recommends that sensitive uses be excluded from the landfill buffer in order to protect such uses from the amenity impacts of the operating landfill and deter encroachment into the viability of these industrial sites. This advice was not provided by the EPA prior to the exhibition of the Amendment, despite ongoing engagement.

The controls proposed within the exhibited PSP and UGZ9 respond to advice provided by the EPA (dated 4 May 2016) which advised that a type 2 landfill requires a 500m separation from buildings and structures to limit impacts from landfill gas migration. The advice notes that lesser buffer distances may only be applied subject to a risk assessment that considers design and operational measures. With respect to a closed landfill, an environmental audit under Section 53V of the Environment Protection Act is recommended for any encroachment on a closed landfill buffer.

Following receipt of this advice, the VPA updated the Sunbury South PSP to depict a 500m buffer to the landfill, and included a suite of controls within the UGZ9 to control development, as described within the EPA advice.

The exhibited UGZ9 contains a number of controls which seek to manage the development of land within the landfill buffer. These include:

- *Clause 2.4* - Permit triggers for sensitive land uses within the Landfill Buffer
- *Clause 2.8* – Permit triggers for buildings and works within the Landfill Buffer (with some exemptions for non-intrusive works)
- *Clause 3.7* – Requirement for an Odour Risk Assessment for a sensitive use and subdivision of land within the Landfill Buffer (as per the approach traditionally used for broiler farms in UGZ schedules).
- *Clause 3.8* – Requirement for all applications for use, buildings and works and subdivision to be accompanied by a landfill gas risk assessment or a S53V audit.

## Discussion

The VPA agree with the EPA recommendation that sensitive uses be excluded from the landfill buffer in order to protect such uses from the amenity impacts and deter encroachment into the viability of the landfill.

The VPA consider that the controls within the exhibited UGZ9 (with minor changes, described below) will exclude sensitive land uses from the landfill buffer until such time as it is proven safe for these uses to develop. The EPA has advised that sensitive uses can only be considered within the landfill buffer once the landfill is rehabilitated and is in its aftercare phase, and a s.53v environmental audit has demonstrated that the risk is deemed to be low. The VPA acknowledge that this could be a long-term (potentially 30+ year) timeframe.

Given the historical trend and projected rates of development within Sunbury, the VPA does not consider it critical that the urban development of this part of the precinct occurs in the short-medium term. The Sunbury South and Lancefield Road Precinct Structure Plans represent capacity for an additional 20,000 households, compared to approximately 14,000 households currently within Sunbury. The VPA consider that to effectively sterilise the land for development until the landfill has ceased operating and the potential for landfill gas migration is no longer a concern, would be a better outcome than to introduce a land use response that would have a negative impact on the balance of the precinct. It would also provide for a land use outcome consistent with the *Sunbury-Diggers Rest Growth Corridor Plan*.

## VPA Response

Following a review of the EPA's submission and ongoing discussions between the two agencies, the VPA proposes the following changes to the PSP and UGZ9. Responses to specific concerns that the VPA's submission cited in relation to the landfill is contained in **Table 2** below.

### Sunbury South PSP

- Depict the activity boundary (cells) of the landfills on Plan 2 – Precinct Features.
- Include reference to the Prescribed Industrial Waste Management Facility on Plan 2 – Precinct Features.

### UGZ9

- *Clause 2.4* – Delete permit trigger for Informal outdoor recreation. EPA technical staff has advised that this is not required.
- *Clause 2.8* – No change.
- *Clause 3.7* – Delete clause. The land within the buffer cannot be developed until such time as the landfill site has ceased operation and rehabilitation has occurred. As such there will be no amenity impacts to assess from the site.
- *Clause 3.8* – Amend requirement to require all applications for use, buildings and works and subdivision to be accompanied by a S53V audit, as the EPA has advised that a landfill gas risk assessment would not be appropriate.

Other matters raised within the EPA’s submission in relation to the landfill are addressed in the table below.

Table 2: Commentary on Landfill Buffer within EPA Submission

	EPA Comment	VPA Response
PSP	EPA agrees that a 500m buffer should be applied to the landfill.	Agree. No change required.
PSP	In defining the buffer, EPA recommends that any future expansion plans for the landfill should be taken into consideration.	The VPA has been liaising with the landfill operator throughout the preparation of the PSP and has accounted for the future landfill cells in identifying the buffer.
3.7	C207 requires an Odour Risk Assessment for sensitive uses. However, sensitive uses are not only impacted by odour, but are also impacted by noise, dust and litter from an operating landfill.	As per the advice in the EPA’s submission, there will not be amenity impacts following the closure of the landfill which is when the site will be able to be developed for sensitive uses to be developed. As such, Clause 3.7 is redundant and will be deleted.
3.7	EPA recommends a s53V audit for sensitive uses within the buffer of the active landfill. The audit must assess the risk of harm to the proposed sensitive use posed by the potential offsite migration of landfill gas and all other amenity impacts (such as odours, noise, litter and dust) resulting from the active landfill.	The VPA is unclear on this request. Seeks clarification from the EPA whether it is requesting that Clause 3.7 be updated to request a s53V audit be undertaken for all applications for sensitive uses and applications for subdivision which will include sensitive uses.  As the UGZ9 is currently drafted, Clause 3.8 requires a S53V audit to subdivide land, use land or construct a building or carry out works for all applications.
3.7	<p>EPA provides the below feedback, which is based on recent experience with sensitive uses and development proposals sensitive to amenity impacts within buffers of operating landfills.</p> <ul style="list-style-type: none"> <li>– EPA highlights that odour is not the only amenity risk; there will also be potential risks from noise, dust and litter.</li> <li>– It is advised that sensitive use developments located within the buffer of an operating landfill which are susceptible to amenity impacts, will likely be identified as unsuitable use in an amenity risk assessment.</li> <li>– This may result in unnecessary assessment costs to planning applicants which is unlikely to lead to a successful planning outcome for their planning application.</li> <li>– Further, the sensitive use encroachment into the buffer of the existing landfill will affect the viability of landfill operation. The sensitive use on the landfill buffer constitutes a land use conflict to the existing landfill.</li> <li>– EPA therefore strongly recommends the responsible authority to exclude sensitive uses to amenity from the landfill buffer while the landfill continues to operate.</li> <li>– Once the landfill closes and is fully rehabilitated, amenity impacts will cease to be a concern. During the rehabilitation phase, there will be works such as the drilling of wells, cell capping, etc which would impact sensitive uses. However, the gas migration risk remains up to 30 years post landfill rehabilitation. As such, the landfill buffer will need to be in place to manage landfill gas migration, subject to a s53v audit or landfill gas risk assessment pending on the landfill scores assessment in EPA’s Draft Publication 1625.</li> </ul>	<ul style="list-style-type: none"> <li>– Refer response above.</li> <li>– Noted. The VPA understands and agrees that it will not be appropriate to develop the land for sensitive uses while the landfill is operational.</li> <li>– The VPA will not determine the appropriate planning outcome for the site based on the cost to applicants. The PSP may be updated to more clearly reflect the low development potential of the land in the short-medium term.</li> <li>– This is an apparent conflict only. If the controls within the UGZ9 are drafted correctly, there will not be a conflict.</li> <li>– Agree.</li> <li>– Noted and agree.</li> </ul>

3.8	In this instance, EPA recommends a s53V audit rather than a gas risk assessment, as this is in accordance with BPEM for an operating landfill.	Agree.
3.8	With regards to Clause 3.8, EPA also recommends that the responsible authority require the applicant to submit a scope of any proposed audit to the responsible authority for review, prior to conducting an audit.	Agree.
3.8	With regards to Clause 3.8, EPA also recommends that the responsible authority consider how any recommendations from an audit, for example for mitigation measures, can be translated into an appropriate planning tool to ensure the works are undertaken and for the purpose of enforcement.	This will be done as part of the normal practice of the issuing of a planning permit, most likely as conditions on the planning permit.

### 6.3.3 Veolia Green Waste Facility

The Veolia facility is an organics facility that is situated within the land owned by Hi Quality. Veolia occupy that land under lease agreement and the facility is designated as a hub of State importance as noted above.

The Veolia organics facility is licensed to treat 85,000 tonnes per annum of green waste. At the time the works approval permitting the works associated with this use was issued, the prevailing EPA separation distance guidelines required a distance of 600 metres.

Subsequent to the works approval EPA Publication 1588 Designing, Constructing and Operating Composite Facilities, March 2015 (**Guidelines**) has been published. That publication defines 'separation distance' as:

*'Separation distance' means the distance between the premises and the sensitive land use, for example, land used for a residential dwelling (other than a caretaker's house on industrial or commercial premises), hospitals, schools, caravan parks or other similar use involving the presence of individual people for extended periods.'*

The purpose of the separation distance is stated to be to protect sensitive land from odor impacts in upset conditions. The Guidelines include guidance on the separation distance at Table 2 on Page 9 of the document:

Table 2 – reference facility 1

Types of feedstock	Technology being used	Size of the plant	Recommended separation distance (metres)
Green waste Vegetable organics Grease inceptor trap waste	Open air receiptal Enclosed aerobic composting with secondary odour capture and treatment equipment Open air maturation	1,200 tonnes per annum	>300
		14,000 tonnes per annum	>500
		36,000 tonnes per annum	>800
		55,000 tonnes per annum	>1,000
		75,000 tonnes per annum	>1,200
		90,000 tonnes per annum	>1,400

The Guidelines suggest a separation distance of approximately 1300 meters (between the nominated levels of 75,000 and 90,000 tones). The PSP was exhibited with a 1300 meter line but with a qualification on the Future Urban Structure at Page 8 of 'To be confirmed'.

The proposed Schedule to the Urban Growth Zone calls up an assessment by a permit applicant at the permit stage to address odour issues. If this assessment satisfies the responsible authority in consultation with the EPA then sensitive uses could occur.

It is understood by the VPA that Hi Quality would prefer that the 'confirmed' composting buffer is reduced in the approved PSP. Concerns have been expressed by submitters such as the Metropolitan Waste and Resource Recovery Group, Sustainability Victoria and Veolia Environmental Services concerning any reduction in the separation distance and in some instances the underlying land uses. Hi Quality has circulated a report prepared by GHD (Veolia Buffer Assessment Odour Monitoring and Modelling Results, August 2017) which provides an opinion on operations and mitigation measures (such as enclosure) at the Veolia facility. The EPA is reviewing the GHD document and its content is likely to be tested through evidence before the Panel.

The PSP establishes a framework whereby a sensitive use of land within that buffer would be subject to a specialized odour risk assessment to determine whether or not that use is appropriate. The VPA's view is that the underlining applied zones, which include residential zones, are appropriate on the basis of a range of matters including that:

- Sensitive uses are subject to appropriate investigation at the permit application stage;
- the PSP has a long design life and according the changes in technology and approach may alter the necessary separation distances;
- there is no demonstrated need for further industrial land within that precinct.

The VPA does not express a firm position on what the 'confirmed' separation distance (within which an assessment would be required for a sensitive use) for the composting use should be. The appropriate separation distance and the operative controls will be the subject of submissions before the Panel and the VPA does not currently have the benefit of the evidence that will be provided before the Panel. The VPA will update its position in its Part B Submissions and at the Panel.

#### **6.3.4** Western Water Waste Water Treatment Plant buffer

The Western Water Waste Water Treatment Plant (Sunbury Recycled Water Plant, RWP) is located outside of the Sunbury South Precinct, on Harker Street to the west of Jacksons Creek.

An upgrade to the facility to increase the treatment capacity to serve a population of 57,000 people and improve discharge quality was recently provided a Works Approval (112128) and licence (74268) by the EPA. EPA Guidelines specify that a facility of this size requires a buffer distance of 385 metres.

The EPA has sought clarification on a number of matters within their submission regarding whether the proposed residential area associated with C207 encroaches into the buffer required to the facility, and whether the total population growth resulting from both C207 and C208 will be serviced by the Sunbury RWP.

While the treatment plant is not within the PSP area, its buffer affects a small portion of land within the PSP area. The area affected is land within property 54 owned by Carmody and proposed to be

developed by the Capitol Group. The buffer of which operates upon property 54 to a small extent, in an area which is non-developable. At the time of the waste water treatment plant extension Western Water and the Carmodys reached an agreement that any further extension to the treatment plant would not further impinge upon the Carmody land. This is a documented agreement and reflected in documents which will be tendered to the Panel.

The matter is therefore one that is dealt with under the proposed controls of the PSP and a matter which is otherwise resolved in the view of the VPA. That is Western Water's position has been preserved to the extent desired by it and likewise the Panel can proceed on the assumption there will be no further impingement upon property 54.

## 6.4 Other key matters

There are a number of matters within the PSPs which are unique to the Sunbury precincts, and the VPA has sought to describe a selection of these matters below in order to provide some clarity to the Panel.

### 6.4.1 Racecourse Road – Extent of development and design controls (Lancefield Road PSP)

The Racecourse Road site is the sole area identified for urban development west of the Jacksons Creek within the Lancefield Road PSP (though it is noted that urban development is already occurring to the immediate west of this site under a non PSP arrangement).

A 96A permit application (P18854) for the subdivision of the land was exhibited as part of the planning scheme amendment. The site features a somewhat unusual landscape for the precinct, in that whilst it directly abuts the Jacksons Creek, it features no readily identifiable 'break of slope'. Rather, it comprises a gradual fall in land to the creek itself, albeit with a gentler grade than is typical of most of the creek escarpments across the precincts.

A significant number of submissions were received expressing concern around the prospect of development occurring on the site, largely on the basis of landscape/visual impact, heritage impacts (both post contact and aboriginal cultural heritage), environmental impacts and traffic implications.

The VPA have reviewed development in this location in light of the matters raised in submissions, and circulated an updated position to parties on the Panel distribution list on 2 August 2017 outlining:

- The proposed reduction in the extent of development on the site, increasing the setback from the creek and removing any residential development from the 'valley floor'; and
- Proposed additional controls in the PSP and UGZ Schedule to require site-responsive subdivision and dwelling design.

This constitutes a balanced response to the competing objectives operating on the area. Land to the immediate south of the permit application area and to the west are already developed or developing for urban purposes. The appropriate outcome on the site is a level of development that achieves the benefits of urban development but also balances the need to preserve elements of valued landscapes within the area. In this instance the

area is proposed to be the subject of built form requirements imbedded in the PSP and limitations on the potential areas of development.

The proposed built form controls were circulated on Wednesday 2 August 2017 and are included for completeness as **Appendix 9** to this submission.

#### 6.4.2 Northern Jacksons Creek road crossing (Lancefield Road PSP)

Whilst the strategic need for both road crossings of the Jacksons Creek was established through the strategic transport modelling undertaken by GTA as part of the preparation of the PSP (see 5.3.4), the specific location of the northern crossing of the Jacksons Creek within the Lancefield Road PSP was subject to ongoing review, as highlighted in the exhibited PSP. Through engagement with the Wurundjeri, a number of potential aboriginal cultural heritage implications had been identified with the earlier alignment designs. The Wurundjeri had expressed a clear preference for a bridge design that limited impact on potential cultural heritage values within the creek corridor, and preserved relative ease of movement along the creek corridor. A design with a bridge providing significant clearance of the creek, and which limited unnecessary earthworks was therefore preferred.

In addition, a number of submissions received during exhibition specifically raised concerns around the potential visual and environmental impact of a creek crossing in this location, in particular in relation to the potential impact on a range of heritage values associated with the Canon Gully site and the aboriginal ceremonial rings.

The review of the creek crossing that the VPA undertook following exhibition of the PSP therefore sought to limit impact on these important values. The updated alignment circulated on 24 July 2017, and based upon a detailed engineering assessment, avoided any direct impact on the Canon Gully site, and continued to avoid the aboriginal ceremonial rings. This revised alignment was endorsed by the Wurundjeri as having satisfactorily responded to their cultural heritage concerns on 3 July 2017 (see **Appendix 10**)

#### 6.4.3 Regionally Significant Landscape Values

The exhibited PSPs identified extensive areas, particularly along key waterway corridors, as having regionally significant landscape values and therefore sitting outside the developable area of the precincts. A number of submissions raised concerns that these areas had been too broadly defined without any inherent landscape values worthy of protection.

Following exhibition, the VPA and Melbourne Water have undertaken a review of these significant landscape values, and in particular those areas outside of the waterway corridors as defined in the revised drainage schemes, and/or above the 'break of slope'. As part of this process, a number of areas of potential development have been identified. These were circulated to all parties on the Panel distribution list on 31 July 2017.

These sites represent potentially complex development sites from a drainage perspective. As a consequence, they have not been included in Melbourne Water's updated draft Development Services Schemes (see 6.4.5). They will only be developable provided an applicant can demonstrate that an appropriate locally responsive drainage outcome can be achieved for the land.

Additional direction will need to be provided in the PSPs and the Hume Planning Scheme around the potential for development on these sites to be realised. The VPA propose to include additional application requirements, conditions and referral requirements into the UGZ Schedule, as well as an additional requirement into the PSPs to guide the consideration of the development potential of these areas (see **Appendix 11**)

#### **6.4.4** Development setbacks from creek corridors

Given the landscape significance of the twin creek corridors of Jacksons Creek and Emu Creek within the Sunbury-Diggers Rest Growth Corridor, the exhibited PSPs included a range of controls to provide direction on an appropriate design response for land in close proximity to the creeks. Key amongst these controls were a series on mandatory setbacks/interface treatments for development with these creek corridors, based upon a defined break of slope.

The Image, Character, Heritage and Housing plan (Plan 5) of each PSP identified a series of interface edges with the creek escarpments, and the PSPs mandated a particular setback response required for each. For 'Interface with escarpment – visual' interfaces, this involved a mandatory 40 metre setback from the defined break of slope to future lot boundaries, whilst for 'interface with escarpment – non-visual' interfaces, the PSPs required a 27.5 metre setback. These setbacks were based upon an assessment of visual impact of housing from within the creek corridor (the valley).

The application of the 'visual' setbacks was based on the desire to ensure that double storey dwellings would not be visible from within the creek corridor, wherever this was possible. The 'non-visual' setback was defined in areas where this visual intrusion was unlikely to occur, however a usable and well defined passive open space buffer to the break of slope was desirable.

A number of submissions contended that the mandatory setback of 40 metres associated with the 'visual' interface had been excessively defined, and that in any event a degree of flexibility in both the distance associated with setbacks and the components of these setbacks would allow for locally appropriate variation to be considered.

In light of these submissions, the VPA is currently reviewing the locations for the application of these setbacks (in particular the 'visual' interface treatment, having regard for locations where the visual intrusion of development upon the creek corridors may be impossible to avoid) and whether in certain instances some discretion should be built into the PSPs to allow variations to these setbacks. The VPA will provide an updated position in relation to this matter in the Part B submission.

#### **6.4.5** Drainage

The Sunbury South and Lancefield Road PSPs were exhibited identifying waterway corridors and water quality assets based on quite preliminary schemes still under review by Melbourne Water. Many submissions had sought clarification around the strategic objectives associated with the preliminary drainage schemes, and questions the number of water quality assets, and both their scale and distribution.

Following the conclusion of exhibition of the two PSPs, Melbourne Water completed an updated draft of a series of Development Services Schemes (DSSs) for the various drainage catchments

across the two PSPs. The spatial implications associated with these updated schemes were relayed to all landowners across the two precincts via mail in June 2017. These had in part been informed by ongoing engagement between Melbourne Water and landowners/submitters around refinement of the schemes following exhibition.

Melbourne Water will be formally engaging with landowners as part of their ongoing review of the DSSs across the precincts through 2017, and will be inviting feedback as part of this process. Nevertheless, the VPA understands that a number of submitters will be providing evidence or further submissions to the Panel in relation to these updated schemes.

#### **6.4.6 Residential and Town Centre Concept Plans**

As is typical of recent PSPs, the exhibited Sunbury South and Lancefield Road PSPs incorporated a series of concept plans for the major activity centre at Redstone Hill (Sunbury South), as well as the three additional local town centres across the two precincts. Given some of the particular challenges associated with implementing a high-level master plan such as a PSP in specific areas across the two precincts, the PSPs also included four residential concept plans. These residential concept plans were prepared in location where land fragmentation was likely to pose difficulty in co-ordinating subdivision design across parcel boundaries and/or where topography represented a challenge for design outcomes.

A number of submissions raised quite site-specific issues in relation to these concept plans, not so much around the question of whether it was appropriate to define an additional level of detail in these locations, but in relation to specific elements of each of these plans.

The VPA are currently reviewing these concept plans, and will incorporate updated plans for each in the Part B submission to Panel, which will seek to reflect any changes agreed to in the submission response tables at Appendix 1 and 2

## 7 CHANGES TO AMENDMENT DOCUMENTATION

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In responding to submissions, the VPA has identified a number of changes which they propose to make to the Amendment documentation, including the PSPs.

The changes to the PSPs are detailed in **Appendix 3 and Appendix 4**, in a changes matrix table.

Changes to the Planning Scheme ordinance are provided in tracked changes format in **Appendix 5 and Appendix 6**.

Changes to the documents regarding the Racecourse Road site are detailed in **Appendix 9**

Changes to the documents regarding the Land not serviced by DSS – Potentially Developable Land are included at **Appendix 11** and are also reflected within the Planning Scheme Ordinance at Appendix 5 and Appendix 6.

The VPA will continue to seek to resolve matters prior (and indeed during) to the Panel Hearing. Revised changes matrix tables will be circulated with the Part B submission to reflect any progression.

## 8 UNRESOLVED MATTERS

### Hume Amendment C207 (Sunbury South PSP) Unresolved Submissions

Sub No.	Submitter	Submitter requested change to amendment and / or permit? (Y/N)	Unresolved matters
1	Michael Mazur	Y	1. General objection to growth.
2	Terry & Anne Couzens	Y	1. Seek extension of UGB south of Watsons Road. 2. Safety / amenity concerns on Watsons Road and Crinnion Road. 3. Kangaroo management
3	Leigh Macdonald & Sharon Moore	Y	1. Opposes road linkages from new residential areas to Jacksons Hill. 2. Concerned about the timeliness of the interim and ultimate delivery of RD09 (Jacksons Hill Link Road).
4	Catholic Education Melbourne	Y	1. Background Report
5	Heritage Victoria	Y	Resolved.
6	Melbourne Airport	Y	Resolved.
7	David Kemp	Y	1. General objection to growth (urban sprawl) 2. Seek parallel road network that doesn't utilise Lancefield and Sunbury Roads. 3. Concerned about servicing matters (water and waste) 4. Loss of agricultural land.
8	Margaret Abernethy	Y	1. Safety / amenity concerns on Watsons Road and Crinnion Road. 2. Kangaroo and wildlife management 3. Trespassing onto rural properties 4. Construction impacts (dust, noise and traffic) 5. Airport noise
9	Calderside Group	Y	1. Seek extension of UGB south of Watsons Road. 2. Safety / amenity concerns on Watsons Road and Crinnion Road.
10	Melton City Council	N	Resolved.
11	Leonard Smeaton	Y	1. Traffic impacts on Vineyard Road due to Sunbury Ring Road (Southern Link) 2. Inadequate infrastructure to the existing Sunbury township. 3. Timing of school delivery 4. Bulla bypass
12	Sunbury Residents Association	Y	Submission did not specifically relate to C207.
13	Scott Spargo	Y	1. The Southern Link may exceed the anticipated traffic volumes.

			2. The northern section of the ring road may be under-utilised.
14	Colin McKinnon	Y	1. Infrastructure Plan is required for the Sunbury Town Centre.
15	Uwe & Heather Mahler	Y	1. Harker Street Residential Concept Plan – density, bulk of development, traffic and landscape values.
16	Resi Ventures	Y	1. Drainage at 20-24 and 30 Watsons Road
17	Steven Galdes	Y	1. Drainage at 65 Watsons Road
18	Marantali Ltd	Y	1. Location of connector road at 615 Sunbury Road. 2. Location of LP-31 3. Composting facility odour buffer – wording to Clause 3.9 of the UGZ9
19	Carmel & Ken Paine	Y	1. Seek extension of UGB south of Watsons Road. 2. Safety / amenity concerns on Watsons Road and Crinnion Road.
20	APP on behalf of 65 Watsons Road	Y	1. Drainage at 65 Watsons Road 2. Regionally Significant Landscape Values location.
21	Carol Morley	Y	1. Seek extension of UGB south of Watsons Road. 2. Safety / amenity concerns on Watsons Road and Crinnion Road. 3. Kangaroo management
22	Roger & Linley McGlashan	Y	1. Ownership / management of conservation areas and open space 2. Bulla bypass 3. Timing of Sunbury Road upgrade
23	Neil & Robyn Isles	Y	1. Waterway quality / stormwater management across the PSP areas 2. Bulla bypass 3. Development staging 4. Employment types
24	Submitter 24 (details redacted)	Y	1. Infrastructure and servicing matters (water, sewerage, cemeteries, courts, child care, aged care, police) 2. Fauna protection 3. Heritage protection 4. Objects to the removal of ESO1 and amendments to 52.17 5. Aircraft noise
25	Robert & Lynette Gee	Y	1. Harker Street Residential Concept Plan – density, CFA access 2. Timing of rail crossings to be expedited 3. Bulla bypass
26	Oliver Hume Property Funds	Y	Resolved.
27	Sunbury Business Association	Y	1. Infrastructure delivery, timing and responsibility 2. Consultation
28	Sean & Bianca Kerr	Y	Submission did not specifically relate to C207.
29	RL & WA Walters	Y	1. Sunbury CBD existing infrastructure and services 2. Bulla bypass
30	Bryce Letcher	Y	1. Consultation 2. Fauna protection and kangaroo management 3. Amenity concerns on Watsons Road and Crinnion Road. 4. Sunbury CBD existing infrastructure and services

			<ul style="list-style-type: none"> <li>5. Bulla bypass</li> <li>6. Design of Southern Link</li> <li>7. Density of development (lot sizes)</li> </ul>
31	Alan Moran	Y	<ul style="list-style-type: none"> <li>1. Requests amendment to CA21</li> <li>2. Designation of non-urban land</li> </ul>
32	Faye Wheatley	Y	<ul style="list-style-type: none"> <li>1. Seek extension of UGB south of Watsons Road.</li> <li>2. Safety / amenity concerns on Watsons Road and Crinnion Road.</li> </ul>
33	Sustainability Victoria	Y	<ul style="list-style-type: none"> <li>1. Extent of buffer to composting facility</li> <li>2. Planning controls to the composting buffer</li> <li>3. Land uses within the composting buffer</li> </ul>
34	APA Group	Y	<ul style="list-style-type: none"> <li>1. UGZ controls for pipeline (permit triggers, notice provisions, CMP wording)</li> </ul>
35	DELWP (Integrated Water Management)	Y	Resolved.
36	Jacksons Creek EcoNetwork, Friends of Holden Flora Reserve, and Friends of Emu Bottom Wetlands Reserve	Y	<ul style="list-style-type: none"> <li>1. Fauna concerns</li> <li>2. Ownership / management of conservation areas and open space</li> <li>3. Bulla bypass</li> </ul>
37	Andraos & Salem Families	Y	<ul style="list-style-type: none"> <li>1. Seek realignment of RD-04 or credit for inaccessible land.</li> <li>2. Requests PAO for public transport facilities / reserve</li> </ul>
38	Tranteret	Y	<ul style="list-style-type: none"> <li>1. Designation and zoning of non-urban land</li> </ul>
39	John & Linda Ware	Y	<ul style="list-style-type: none"> <li>1. Regionally Significant Landscape Values at 670 Sunbury Road</li> <li>2. Drainage</li> <li>3. Quarry buffer</li> <li>4. AR-04 location</li> </ul>
40	Sunbury Community Progress Association	Y	<ul style="list-style-type: none"> <li>1. Bulla bypass</li> <li>2. Pressure on services and infrastructure, including public transport, emergency services, roads and youth services.</li> </ul>
41	Steve G Glades	Y	<ul style="list-style-type: none"> <li>1. Drainage</li> <li>2. LP-07 and LP-08 size and location</li> <li>3. Regionally Significant Landscape Values at 65 Watsons Road</li> </ul>
42	Bart Simes	Y	<ul style="list-style-type: none"> <li>1. Pressure on services and infrastructure, including emergency services, stormwater drainage, roads, car parking and education.</li> </ul>
43	Penny Murphy	Y	<ul style="list-style-type: none"> <li>1. Harker Street Residential Concept Plan – density, site coverage, private open space, housing values and landscape values.</li> <li>2. Sunbury CBD existing infrastructure and services</li> <li>3. Bulla bypass</li> <li>4. Timing of road infrastructure and station car parking</li> </ul>
44	Asia-Pacific Property Pty Ltd	Y	<ul style="list-style-type: none"> <li>1. UFZ extent</li> <li>2. Zoning boundaries between UGZ /RCZ</li> <li>3. Requests removal of Regionally Significant Landscape Values from 35-60 Fox Hollow Drive.</li> <li>4. Alignment of RD-06</li> <li>5. Drainage matters</li> <li>6. Connector boulevard cross-section and alignment</li> </ul>

			7. Harpers Creek Residential Concept Plan – local access streets
45	RCL Group	Y	<ol style="list-style-type: none"> <li>1. Left in/Left out access to Sunbury Road</li> <li>2. Composting facility odour buffer extent</li> <li>3. Visual setbacks</li> <li>4. Location and size of LP-30 and LP-31</li> <li>5. Local transport matters</li> </ol>
46	Dr and Mrs Samararatna	Y	<p>Multiple submissions – refer SS54</p> <ol style="list-style-type: none"> <li>1. Seeks designation of land at 705 Sunbury Road for a medical centre/ day hospital and other non-retail / non-residential uses.</li> <li>2. Drainage</li> </ol>
47	McKenzie Family	Y	<ol style="list-style-type: none"> <li>1. Seek inclusion of land within UGB</li> <li>2. Interface and amenity considerations between UGZ / FZ</li> <li>3. Transmission line cross-section</li> </ol>
48	Ross and Rosa Mezzetesta	Y	Resolved.
49	Daryl Foster	Y	<ol style="list-style-type: none"> <li>1. Pressure on services and infrastructure, including emergency services, public transport, education, roads and car parking.</li> <li>2. Density</li> </ol>
50	Allison Watt	Y	<ol style="list-style-type: none"> <li>1. Harker Street Residential Concept Plan – landscape values</li> <li>2. Bulla bypass.</li> </ol>
51	Ian & Patricia Payne	Y	<ol style="list-style-type: none"> <li>1. Kangaroo management</li> <li>2. Safety / amenity concerns on Watsons Road and Crinnion Road.</li> <li>3. Weed management</li> </ol>
52	705 Sunbury Road (owners)	Y	<ol style="list-style-type: none"> <li>1. Drainage</li> </ol>
53	Hongfengshi International property Investment Pty Ltd	Y	<ol style="list-style-type: none"> <li>1. Location and size of P-12 school</li> <li>2. Location of north-south connector road adjacent school.</li> </ol>
54	Dr and Mrs Samararatna	Y	<ol style="list-style-type: none"> <li>1. Seeks designation of land at 705 Sunbury Road for a medical centre/ day hospital and other non-retail / non-residential uses.</li> <li>2. Drainage</li> </ol>
55	Kane & Jayde Lambert	Y	<p>Submission primarily relates to C208</p> <ol style="list-style-type: none"> <li>1. Infrastructure costs</li> </ol>
56	SB Capital	Y	<ol style="list-style-type: none"> <li>1. UFZ extent</li> <li>2. Location of Harpers Creek Government Primary School and Town Centre</li> <li>3. Regionally Significant Landscape Values on properties 28-31.</li> <li>4. Drainage / waterways</li> <li>5. Timing of RD-05, RD-07 and BR-03</li> <li>6. Local Access Street Level 1 – Interface with constructed waterways cross-section</li> </ol>
57	Hume City Council	Y	<ol style="list-style-type: none"> <li>1. Land subject to capability assessment</li> <li>2. Concept Plans</li> <li>3. Walkable catchments</li> <li>4. Cultural Heritage</li> <li>5. UDF Approval</li> <li>6. Quantam of Industrial Land</li> <li>7. Various overlay controls</li> <li>8. Government secondary school provision</li> </ol>

			<ul style="list-style-type: none"> <li>9. Regional transport network</li> <li>10. Interface with waterways</li> <li>11. Transmission easement zoning</li> <li>12. Funding for state infrastructure</li> <li>13. ICP approval</li> <li>14. SICADS</li> <li>15. Jacksons Creek path</li> </ul>
58	Juliette O’Kelly	Y	<p>Submission primarily relates to C208</p> <ul style="list-style-type: none"> <li>16. Traffic congestion</li> <li>17. Pressure on emergency services</li> </ul>
59	Sunbury Realty Pty Ltd	Y	<ul style="list-style-type: none"> <li>1. Location of P-12 school</li> <li>2. Location of SR-03</li> <li>3. Location of connector road</li> <li>4. Drainage</li> <li>5. Unequitable infrastructure distribution</li> </ul>
60	Ange Witzke	Y	<ul style="list-style-type: none"> <li>1. Car parking, level crossings and traffic congestion</li> </ul>
61	Hi Quality and Tranteret	Y	<ul style="list-style-type: none"> <li>1. Allocation of industrial land, residential and landscape values areas.</li> <li>2. Connector road network in the industrial area</li> <li>3. Drainage</li> <li>4. Extent of landfill buffer</li> <li>5. Extent of composting facility buffer</li> </ul>
62	235 Old Vineyard Road	Y	<ul style="list-style-type: none"> <li>1. IN-07 timing</li> <li>2. Cap on supermarket floorspace in C2Z.</li> </ul>
63	John Hennessy	Y	<ul style="list-style-type: none"> <li>1. Requests a long term strategic transport plan</li> </ul>
64	Fox Hollow Drive Properties	Y	<ul style="list-style-type: none"> <li>1. Regionally Significant Landscape Values</li> <li>2. Fire threat edge</li> <li>3. Drainage</li> </ul>
65	Carmody Family	Y	<ul style="list-style-type: none"> <li>1. SUZ10 – Section 1 and 2 land uses, purpose, conditions, application requirements, Concept Plan, subdivision, referral, decision guidelines</li> <li>2. Request deletion of the ESO</li> <li>3. Heritage Overlay – prohibited uses should be permitted.</li> </ul>
66	Arnie Azaris	Y	<ul style="list-style-type: none"> <li>1. Heritage values of Jacksons Creek</li> <li>2. Environmental values</li> <li>3. Consultation</li> </ul>
67	Western Water	Y	<ul style="list-style-type: none"> <li>1. Size and shape of WI-15</li> <li>2. Location of WI-05</li> </ul>
68	Leanne Morgan	Y	<ul style="list-style-type: none"> <li>1. General environmental, community and heritage concerns.</li> </ul>
69	Metropolitan Waste & Resource Recovery Group	Y	<ul style="list-style-type: none"> <li>1. Extent of buffer to composting facility</li> <li>2. Planning controls to the composting buffer</li> <li>3. Land uses within the composting and landfill buffers.</li> </ul>
70	DEDJTR – Transport	Y	<ul style="list-style-type: none"> <li>1. Sunbury Road Cross-Section</li> </ul>
71	Villawood	Y	<ul style="list-style-type: none"> <li>1. Drainage</li> <li>2. Role and Funding for Redstone Hill Top Reserve</li> <li>3. Connector road intersection funding in ICP</li> <li>4. Zone of escarpment top</li> <li>5. Walkable catchments/density</li> <li>6. Local street character variations</li> <li>7. Infrastructure Timing</li> </ul>
72	DELWP – Environment	Y	<ul style="list-style-type: none"> <li>1. Terminology around Regional Parks</li> <li>2. Utility placements within conservation areas.</li> </ul>

73	Urban Design Institute of Australia	Y	1. UGZ9 – Clause 4.11
74	CFA	Y	1. Fire station locations
75	Capitol Property Group	Y	1. Drainage 2. Harker Street Residential Concept Plan 3. BCS CA21 boundary 4. Left in/ Left out intersection to Sunbury Road 5. Request removal of possible heritage site. 6. Regionally significant landscape values 7. Gas provision to lots 8. RCZ boundary 9. Road design 10. Request PAO to southern connector road 11. SICADs timing and justifications
76	Melbourne Water	Y	1. Object to P18858 based on discrepancies with DSS.
77	Melbourne Water	Y	1. Ultimate drainage schemes
78	Department of Justice & Regulation	N	Resolved.
79	Macedon Ranges Shire Council	Y	1. Regional commuter network impact 2. Recognition of regional role of Sunbury
80	AHB	Y	Resolved
81	Salim Dammous	N	Resolved
82	Environment Protection Authority	Y	1. Land Use within the landfill and quarry buffer 2. Extent of composting facility buffer
83	Trevor Dance	Y	1. Consultation 2. Sunbury CBD existing infrastructure and services 3. Bulla bypass 4. Timing of road infrastructure and station car parking 5. Environmental impacts (flora, fauna, erosion, landscape) 6. Density 7. Traffic 8. Bushfire 9. Flooding
84	Kolceg Family	Y	1. Harpers Creek Town Centre Concept Plan – configuration of land uses, local road layout. 2. Drainage
85	Ive, Danica, Nikola and Ljubica Kolceg	Y	1. Regionally Significant Landscape Values at 60 Buckland Way 2. Drainage 3. Harpers Creek Concept Plan – request deletion 4. R99 – road access to Jacksons Hill 5. Lot sizes / density
86	Polidoro Family	Y	Submission withdrawn.
87	Parks Victoria	Y	Resolved
88	Charles Lloyd Property Pty Ltd	Y	1. Seek non-residential land uses at 700 Sunbury Road.

89	Oreana Project Management Pty Ltd	Y	1. Harpers Creek Local Town Centre Concept Plan – proposed reconfiguration.
90	Ailsa Jones	Y	1. Pedestrian access to Redstone Hill
91	Department of Education and Training	Y	1. Configuration of Harpers Creek Government Primary School
92	Leigh Johnson	Y	Submission primarily relates to C208
93	S and M Bardaris Investments	Y	1. Regionally Significant Landscape Values at 30 Lancefield Road 2. Gellies Road Residential Concept Plan - setbacks
94	Sunbury West Owner’s Group	Y	Resolved
95	Veolia	Y	1. Extent of the composting buffer.

## Hume Amendment C208 (Lancefield Road PSP) – Unresolved Submissions

Sub No.	Submitter	Submitter requested change to amendment and / or permit? (Y/N)	Unresolved matters
1	Andrew Bowyer	Y	1. Sunbury North train station location 2. Local traffic – Rolling Meadows
2	Christopher O’Neill	Y	1. Regional transport issues 2. Bulla bypass 3. Sunbury CBD existing infrastructure and services 4. School delivery 5. General objection to growth
3	Michael Mazur	Y	1. General objection to growth.
4	Simon Hibbert	Y	1. Bulla bypass 2. Traffic congestion 3. Local traffic issues – Rolling Meadows
5	John Tartaggia	Y	1. Traffic – Racecourse Road 2. Northern crossing 3. Car parking
6	John McKerrow	Y	1. Regional transport issues 2. Northern crossing
7	Heritage Victoria	Y	Resolved.
8	Tuula Davis	Y	1. Regional transport issues 2. Bulla bypass 3. Environmental values
9	David Kemp	Y	1. General objection to growth (urban sprawl) 2. Seek parallel road network that doesn’t utilise Lancefield and Sunbury Roads. 3. Concerned about servicing matters (water and waste) 4. Loss of agricultural land.
10	Darren Bartley	Y	1. Heritage – Cannon Gully 2. Traffic 3. Lack of public transport 4. Bulla bypass
11	Bill Misfud	Y	1. Racecourse Road – Cultural and post-contact heritage, wildlife
12	Christine Davies & Brian Woodford	Y	1. Racecourse Road – Cultural and post-contact heritage, environmental values, property values, development on ridgelines.
13	Melton City Council	N	Resolved.
14	Sunbury Residents Association	Y	1. Racecourse Road – RCZ zoning should be retained.
15	Scott Spargo	Y	1. Capacity of southern link road 2. Traffic volumes on northern connector
16	Colin McKinnon	Y	1. Infrastructure Plan is required for the Sunbury Town Centre. 2. P18854 - flooding
17	Elaine Brogan (OAM)	Y	1. Environmental matters 2. Cultural and Post-contact heritage matters 3. Land contamination

			<ul style="list-style-type: none"> <li>4. Land uses – cemetery, aged care and others should be included</li> <li>5. Servicing matters – sewerage, potable water</li> <li>6. Flight paths</li> </ul>
18	David White	Y	<ul style="list-style-type: none"> <li>1. Heritage – Canon Gully</li> </ul>
19	Neil & Robyn Isles	Y	<ul style="list-style-type: none"> <li>1. Racecourse Road – RCZ zoning should be retained, amenity, cultural values. Requests wider buffer along Racecourse Road alignment.</li> <li>2. Stormwater quality</li> <li>3. Staging of transport infrastructure</li> <li>4. Employment types</li> </ul>
20	Doug Manning	Y	<ul style="list-style-type: none"> <li>1. Town centre - car parking, retail capacity</li> <li>2. Environmental and heritage values</li> <li>3. Transport modelling – accuracy</li> <li>4. Bulla bypass</li> <li>5. Local road network</li> </ul>
21	Stephen Bock	Y	<ul style="list-style-type: none"> <li>1. Servicing – water, electricity, hospital</li> <li>2. Local traffic</li> <li>3. Cultural heritage</li> <li>4. Environmental values</li> <li>5. Rural character</li> </ul>
22	Michael Carter	Y	<ul style="list-style-type: none"> <li>1. Lancefield Road traffic</li> <li>2. Balbethan precinct – traffic impacts, noise and impacts on rural value of properties, staging</li> <li>3. Opposed to new primary school</li> <li>4. Covenant removal</li> <li>5. Public transport</li> </ul>
23	Joe Rogowski	Y	<ul style="list-style-type: none"> <li>1. Racecourse Road – density, lot sizes, heritage and environmental significance, landscape values, traffic.</li> </ul>
24	Tony & Sue Quick	Y	<ul style="list-style-type: none"> <li>1. Heritage</li> <li>2. Process – Villawood advertisement</li> </ul>
25	John Lego	Y	<ul style="list-style-type: none"> <li>1. Racecourse Road – rural amenity</li> <li>2. Car parking</li> </ul>
26	E & M Gauntlett	Y	<ul style="list-style-type: none"> <li>1. Racecourse Road – Heritage</li> <li>2. Setback to escarpment (school)</li> <li>3. Bulla bypass</li> <li>4. Northern Crossing</li> <li>5. Construction management</li> </ul>
27	Anthony Menhennitt	Y	<ul style="list-style-type: none"> <li>1. Environmental matters</li> <li>2. Heritage – Cannon Gully and other</li> <li>3. Northern crossing</li> </ul>
28	Oliver Hume Property Funds	Y	Resolved.
29	Sunbury Business Association	Y	<ul style="list-style-type: none"> <li>1. Infrastructure delivery, timing and responsibility</li> <li>2. Consultation</li> </ul>
30	Peter & Sandra Gill	N	Refer QOD submission (#59)
31	Sean & Bianca Kerr	Y	<ul style="list-style-type: none"> <li>1. Racecourse Road – heritage, land use, fauna, visual, land capability</li> </ul>
32	Bryce Letcher	Y	<ul style="list-style-type: none"> <li>1. Consultation</li> <li>2. Fauna</li> <li>3. Heritage</li> <li>4. Infrastructure timing</li> <li>5. Regional Transport</li> </ul>

			6. Bulla Bypass 7. Minimum lot sizes
33	RL & WA Walters	Y	1. Sunbury CBD existing infrastructure and services 2. Bulla bypass 3. Heritage significance of Emu Bottom
34	Robert Kleiner	Y	Resolved.
35	Sustainability Victoria	N	Submission primarily relates to C207
36	DELWP (Integrated Water Management)	Y	Resolved.
37	Jacksons Creek EcoNetwork, Friends of Holden Flora Reserve, and Friends of Emu Bottom Wetlands Reserve	Y	1. Racecourse Road – environmental matters, heritage, visual setback, viewlines 2. Density 3. Northern crossing – Environmental matters 4. Bulla Bypass
38	Michael McMahon	Y	Resolved.
39	Sunbury Community Progress Association	Y	1. Bulla bypass 2. Pressure on services and infrastructure, including public transport, emergency services, roads and youth services.
40	Kevin Houston	Y	1. Racecourse Road – Heritage 2. Bulla Bypass
41	Bart Simes	Y	1. Pressure on services and infrastructure, including emergency services, roads, car parking and stormwater. 2. Economic and social opportunities 3. Bulla bypass and regional transport
42	Martin Ching	N	Refer QOD submission (#59)
43	10 Balbethan Drive	Y	Refer QOD submission (#59)
44	Lawrence & Kerrie Paratz	Y	1. BCS Conservation Area boundary – Sunbury North 2. Total open space 3. Street and path network to Sunbury North
45	Lee Zerafa	Y	1. Racecourse Road – land use, heritage, environmental matters, visual impact
46	WinCity	Y	1. Extent of RCZ/UGZ 2. Escarpment setbacks – cross-sections 3. Bushfire 4. Drainage assets – size, extent, location 5. Regionally Significant Landscape Values 6. Open Space – SR-03 location
47	Louise Attard	Y	1. Racecourse Road – Cultural and post-contact heritage, environmental matters (Platypus and Emu Bottom wetlands).
48	Joe & Tina Scarfo	Y	Refer QOD submission (#59)
49	Lisa & Wesley Bakker	Y	Refer QOD submission (#59)
50	Kane & Jayde Lambert	Y	1. Racecourse Road – heritage, land use, fauna, visual, land capability
51	25 St Ronans Court	Y	Resolved.
52	295 Lancefield Road JV Pty Ltd	Y	1. Drainage
53	280 Lancefield Road	Y	1. Extent of precinct 2. Drainage 3. Regionally Significant Landscape Values

			<ol style="list-style-type: none"> <li>4. Open Space – LP-08</li> <li>5. Location of Government Primary School</li> <li>6. Escarpment setback – Cross-section</li> </ol>
54	Hume City Council	Y	<ol style="list-style-type: none"> <li>1. Concept Plans</li> <li>2. Walkable catchments</li> <li>3. Cultural Heritage</li> <li>4. Various overlay controls</li> <li>5. Regional transport network</li> <li>6. Interface with waterways</li> <li>7. Funding for state infrastructure</li> <li>8. ICP approval</li> <li>9. SICADS</li> </ol>
	295 Lancefield Road JV Pty Ltd	Y	<ol style="list-style-type: none"> <li>1. Conservation area interface</li> <li>2. Drainage</li> </ol>
56	295 Lancefield Road JV Pty Ltd & Hume Contracting Pty Ltd	Y	<ol style="list-style-type: none"> <li>1. Town Centre Concept Plan</li> <li>2. Local Town Centre</li> <li>3. Traffic modelling</li> </ol>
57	Juliette O’Kelly	Y	<ol style="list-style-type: none"> <li>1. General objection to growth and its impact on fauna, traffic, housing density, lighting cultural, post-contact heritage (including Emu Bottom Homestead and Rupertswood mansion), pollution and safety matters</li> <li>2. Northern crossing</li> <li>3. Salesian College</li> <li>4. Racecourse Road and Lancefield Road – Fire threats, anti-social behaviour and safety concerns</li> <li>5. Emergency services / police force</li> </ol>
58	Ange Witzke	Y	<ol style="list-style-type: none"> <li>1. Car parking, level crossings and traffic congestion</li> <li>2. Subdivision within Sherwood Estate</li> <li>3. Fire threats</li> <li>4. Northern crossing</li> </ol>
59	QOD	Y	<ol style="list-style-type: none"> <li>1. Construction impacts</li> <li>2. Rolling Meadows Estate and Balbethan Precinct – Concept plan and interface</li> <li>3. Stockwell Drive</li> </ol>
60	280 Lancefield Road (interested purchasers)	Y	<ol style="list-style-type: none"> <li>1. Credited and uncredited open space area extent</li> <li>2. Conservation Area 21 cross sections / interface, concept plans</li> <li>3. Jacksons Creek and Emu Creek – Interface treatments</li> <li>4. Government Secondary School site</li> <li>5. Local road intersections</li> <li>6. Walkable catchment</li> </ol>
61	National Trust of Australia	Y	<ol style="list-style-type: none"> <li>1. Racecourse Road - Cultural, heritage, landscape values and sight views concerns</li> <li>2. Zoning boundaries between UGZ/RCZ</li> <li>3. Northern crossing</li> <li>4. CHMP</li> </ol>
62	Erina Redden	Y	<ol style="list-style-type: none"> <li>1. General objection to growth</li> </ol>
63	Arnie Azaris	Y	<ol style="list-style-type: none"> <li>1. Aboriginal and post contact heritage values</li> <li>2. Preparation of environmental and heritage studies</li> <li>3. VPA’s motive in preparing PSP</li> </ol>

			4. Inadequate community consultation
64	Joe & Jenny Wallner	Y	1. Balbethan - Concept plan, guidelines, construction timelines, 2. Bulla Bypass
65	Sunbury Historical & Heritage Society	Y	1. General objection to growth and its impact on: Racecourse Road and surrounding heritage areas
66	Western Water	Y	1. Sites for tanks and pump stations
	Leanne Morgan	Y	1. General objection to growth and its impact on: the environment, community and heritage grounds 2. Inadequate community consultation
68	DEDJTR – Transport	Y	1. VicRoads / Planning Permit conditions
69	DELWP – Environment	Y	1. Extent of regionally significant landscape values and service open space/retarding basin 2. Land Management Policy 3. BCS Conservation Area 21 - path alignment, storm water treatment assets, sewer infrastructure and location of other utilities 4. General principles for service placement
70	Catholic Education Melbourne	Y	1. Background report 2. Non-government primary school site – size and location
71	Villawood	Y	1. Elizabeth Drive - cross section and alignment 2. Subdivision / landscape 3. Passive open space nodes 4. Housing density 5. Streetscape diversity 6. PAO over alignment RD-03 7. Cross section 8. Drainage/Waterway – boundary, location, shape, size and design 9. Credited open space 10. Landscape values area 11. Racecourse Road site boundary 12. Conservation Area boundary 13. Location of school site, parks, heritage sites 14. Alignment of Jacksons Creek and escarpment 15. Walkable catchment 16. Wording of objectives, requirements and guidelines 17. Road network 18. Planning permit conditions 19. Bulla Bypass 20. ICP - inclusion of connector road and intersection and Redstone Hill
72	Melbourne Water	Y	1. Subdivision 2. DSS
73	Daryl Foster	Y	1. Emergency services / Safety 2. Racecourse Road – visual and character impacts 3. High density vs. low density

			<ul style="list-style-type: none"> <li>4. Road network</li> <li>5. Car parking</li> <li>6. Bulla Bypass</li> <li>7. Timing of infrastructure construction</li> </ul>
74	Melbourne Water	Y	<ul style="list-style-type: none"> <li>1. Water infrastructure shapes</li> <li>2. Wording of requirements and guidelines</li> <li>3. Section 96A applications</li> </ul>
75	CFA	Y	<ul style="list-style-type: none"> <li>1. Road network</li> <li>2. Location of emergency services</li> </ul>
76	Department of Justice and Regulation	N	Resolved.
77	Margaret & Norman Gray	Y	<ul style="list-style-type: none"> <li>1. Balbethan – concept plan guidelines, staging,</li> <li>2. Road/safety</li> </ul>
78	Hazel & John Alexander	Y	<ul style="list-style-type: none"> <li>1. General objection to growth and its impact on: historical, wildlife and visual matters</li> </ul>
79	Kayleen & John Grover	Y	<ul style="list-style-type: none"> <li>1. Balbethan - housing density, staging, community consultations,</li> <li>2. Design guidelines/objectives</li> <li>3. Road/safety</li> </ul>
80	Melbourne Water	Y	<ul style="list-style-type: none"> <li>1. Objection to 96A</li> <li>2. Subdivision</li> <li>3. DSS</li> </ul>
81	Macedon Ranges Shire Council	Y	<ul style="list-style-type: none"> <li>1. Lancefield Road – road safety</li> <li>2. Traffic and traffic modelling data</li> <li>3. Bulla Bypass</li> <li>4. ICPO</li> <li>5. Development on slopes</li> </ul>
82	AHB	Y	Resolved.
83	Environment Protection Authority	N	Resolved.
84	Trevor Dance	Y	<ul style="list-style-type: none"> <li>1. Inadequate community consultation</li> <li>2. Infrastructure concerns</li> <li>3. Emergency / medical services</li> <li>4. Bulla Bypass</li> <li>5. Car parking</li> <li>6. General objection to growth and its impact on: environmental/landscape, Aboriginal/post-contact heritage, fauna and image matters</li> <li>7. Racecourse Road – misleading early advertisements</li> <li>8. Creek crossing</li> <li>9. Requests traffic studies</li> <li>10. Zoning boundaries of green wedge/RCZ</li> <li>11. Requests a CHMP</li> <li>12. Conservation Area 20 boundary change</li> <li>13. BCS Conservation Area</li> <li>14. Housing density</li> <li>15. Recommends extension of the National Trust</li> <li>16. Potential flooding/DSS</li> <li>17. Bushfire and erosion risks</li> <li>18. General amendment process concerns</li> </ul>
85	Kathleen & Greg Matthies	Y	<ul style="list-style-type: none"> <li>1. Balbethan – subdivision, housing density, concept plan and staging concerns</li> </ul>

			2. Seeks clarification of clauses 3. Rate caps 4. Lancefield Road – safety / traffic concerns
86	Margaret Abernethy	Y	1. Racecourse Road – Housing vs. Open space
87	265 Lancefield Road	Y	Withdrawn
88	Department of Education and Training	Y	Resolved.
89	Katie Pounder	Y	1. Northern crossing
90	Councillor Leigh Johnson	Y	1. Racecourse Road – Environmental and heritage
91	Foschia family	Y	1. Biodiversity – Scattered trees 2. Town square and ICP – Location and size
92	Sunbury West Owner’s Group	Y	Resolved.
93	275 Lancefield Road (landowner)	N	Resolved.



PSP Name Precinct Structure Plan Month Year