

Amendment C207 to the Hume Planning Scheme

Sunbury South Precinct Structure Plan

Expert Evidence Statement: Jason Black

Sunbury Hills - 725 Sunbury Road, Sunbury

August 2017

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1 INTRODUCTION

1. My name is Jason Robert Black of 48 Gala Supreme Close, Mordialloc and I am the Managing Director of Insight Planning Consultants Pty Ltd.
2. I hold a Bachelor in Applied Science (Planning) from the Royal Melbourne Institute of Technology (RMIT). I have eighteen years planning practice experience in local government and private consultancy.
3. I am a Fellow of the Planning Institute of Australia, a Member of the Victorian Planning & Environmental Law Association and I am a Certified Practicing Planner (CPP) as recognised by the Planning Institute of Australia.
4. I am a member of the *Development Contributions Reform Implementation Reference Group* which was appointed by the Minister for Planning (at the time) to provide advice to support the implementation of development contributions reform (Infrastructure Contributions Plans) in Victoria.
5. My experience as a planning consultant providing advice to both local government and private sector clients in relation to numerous precinct structure plans and development contributions plans provides me with the necessary background to carry out a review of a range of planning documents including Development Contributions Plans, Precinct Structure Plans, Open Space Strategies, Planning Scheme Provisions and relevant Implementation and Funding Mechanisms.
6. I have been instructed by HWL Ebsworth Lawyers to review the proposed Sunbury South Precinct Structure Plan and associated explanatory documents, various correspondence provided by the Victorian Planning Authority, and provide an expert evidence report addressing the relevant planning issues and appear at the Panel hearing of this matter.
7. In undertaking my review I have assessed:
 - The strategic planning merits associated with the land use designations for Properties 52, 53, 55-59.
 - The specific requirements of the exhibited Sunbury South Precinct Structure Plan.
8. In forming my opinion, I have made the necessary enquiries and reviewed the exhibited and supporting documents, including:
 - *Concept Masterplan prepared by Tract, August 2017 (refer Appendix 1);*
 - *Exhibited Sunbury South Precinct Structure Plan, November 2016;*
 - *Proposed Hume Planning Scheme Provisions;*
 - *The brief of documents prepared by HWL Ebsworth that included the submission prepared by Tract consultants to the proposed PSP; and*
 - *Relevant specialist background reports.*

2 PLANNING OBSERVATIONS

9. From my experience of dealing with Precinct Structure Plans one of the main issues that is consistently encountered relates to the ambiguity of requirements and their interpretation and implementation by the different stakeholders.
10. The Sunbury PSP area is burdened by multiple constraints which mainly relate to the natural features of the area with the most obvious being Jacksons Creeks which meanders through the middle of the area. These difficulties have impacted the way the area has been planned through the PSP resulting in a very complicated land use and development scenario. It is considered that the complicated nature of the PSP as exhibited will create greater levels of ambiguity when applying the requirements of the PSP through future planning applications.
11. Predominantly, the purpose of this submission is to provide recommendations to clarify the requirements of the PSP in order to reduce the level of ambiguity regarding the implementation of the Sunbury South PSP.
12. It is apparent that the development of the Sunbury South PSP and Lancefield Road PSP require that a southern link road across Jacksons Creek is required to accommodate the future traffic volumes that will be generated as the area develops. Specifically, another connection from the precinct to the Calder Freeway is required.
13. When compared to other PSPs in Melbourne, the proposed Sunbury South PSP has a low Net Developable Area (NDA) at 43.7% of the total PSP area. It is acknowledged that this is a result of the natural features of the area such as the topography of land and the presence of multiple waterways within the PSP area. However, given the low NDA percentage across the area it is considered imperative that the boundaries of the developable areas are accurately defined so that the NDA can be maximized and the objectives of the PSP to provide for growth can be realized.
14. The land designated by the PSP as having 'regionally significant landscape values' is a unique feature of the Sunbury South PSP that has not been found in other PSPs that I have encountered. There is no reference or definition within the PSP that indicates how this land is to be used and whether or not it is indeed developable. There are two cross sections on pages 93 and 94 of the PSP that show development with different setbacks from the escarpment depending on whether the escarpment top is visually sensitive or not. It is recommended that greater clarity is provided for these areas through the possible inclusion of a definition/categorization or specific requirements for these regionally significant landscape value areas within the PSP. The requirements would allow for flexibility in implementation so that land within these areas can be developed if the land is demonstrated to be suitable for development.
15. The VPA has recently provided a list of proposed changes for the exhibited PSP and also a new Plan to be added to the PSP titled '*Potentially Developable Land – Land not serviced by Department Services Scheme*' (See Appendix 2). Reference Number 35 of the VPA Change Matrix proposes that land designated as 'Regionally Significant Landscape Values be replaced with a 'new layer from Melbourne Water to show "areas not serviced by DSS (undevelopable)" and "areas not serviced by DSS (potentially developable land)'. The proposed map was accompanied by proposed changes to the Schedules of the Urban Growth Zone, Clause 66.04 and a new requirement inserted into the PSP (See Appendix 2).
16. The changes proposed by the VPA are considered to be suitable and will remove the ambiguity attached to the landscape value areas; however, it is noted that other changes within the PSP will also need to occur. All relevant Plans of the PSP will need to be amended accordingly to remove the landscape value areas so that a greater area of the PSP is developable which may then impact on the total NDA for the PSP.

3 PROPOSED SUNBURY SOUTH PRECINCT STRUCTURE PLAN

17. The below submissions form the arguments for the recommendations provided at the end of this submission and are based on my expert opinion of the exhibited material for Amendment C207 relating to the relevant planning matters affecting the subject site.

3.1.1 Land subject to Capability Assessment

18. Plan 3 of the PSP shows an area of property 58 as being 'land subject to capability assessment'. It is noted that this area is nominated as being an investigation area on Plan 4 and there are other inconsistencies in designations that apply to this area throughout the PSP. The land falls gradually from an elevated area to the east to the alluvial floodplain adjacent to Jacksons Creek to the west. It is considered that due to the gradual fall of land in this area that it can be developed for residential purposes similar to other developments in the Sunbury such as Jacksons Hill and will provide a diversity of housing type for the area.
19. Plan 2 of the PSP nominates this area as having 'landscape values' which is slightly confusing given that this designation does not appear on other plans within the PSP, particularly Plan 4 – Land Use Budget. It is considered that the intention for this area is that it is developed for residential subject to a Land Capability Assessment. Thus, it is recommended that Plan 2 be amended so that the landscape values designation shown on this Plan is removed so that it is not confused with other plans within the PSP.
20. The eastern edge of the capability assessment area is shown as having a break of slope on Plans 2, 3 and 6. The legend of Plan 3 includes the following notation for the break of slope: - 'setback required for bushfire management, protection of visual and landscape qualities and linear trails'. Given the gradual slope of land in this area and the intention for it to be developed with residential it is considered that there is no discernible break of slope and that the area does not present a bushfire risk and has a different landscape quality. Thus, it is recommended that the Break of Slope shown along the eastern edge of this area be removed from Plans 2, 3 and 6.
21. Figure 9 of the PSP shows the eastern edge as requiring a 'setback from the escarpment (non-visual)'; however as noted above the capability assessment area has a gradual fall to the west and thus, it is considered that this area does not feature an escarpment. It is considered that there are no reasons for this designation and it is recommended that it be removed from Figure 9.
22. Plan 10 of the PSP shows an off-road shared path being provided along the eastern edge of the capability assessment area. It is submitted that any design of this area will likely be finalized following the land capability assessment and the alignment of the shared path should not be set by the PSP as it may require changing. Instead it is recommended that the PSP contain wording that requires a shared path within this area with the location to be finalized at the design stage. A cross section of this area is provided in Appendix 3 and shows development at the top and bottom of slope and a shared path located along the slope. The provision of a mid-slope shared path is just one option that could be explored at detailed design stage.
23. It is also noted that the recently proposed Plan - Potentially Developable Land (Appendix 2) also shows the eastern edge of the capability assessment area as having a break of slope. As noted above it is submitted that this area has a gradual slope and it is recommended that the Break of Slope shown along the eastern edge of this area be removed from the proposed Plan.

3.1.2 Harker Street Precinct

Additional Residential Area

24. The Harker Street Precinct is located in the north-western corner of the PSP area (properties 52 & 53) and is a small area of land situated between the Jacksons Creek to the north and east; an existing residential area to the west; and the Western Water Recycled Water Plant to the south.
25. Importantly, the area is located within walking distance of the Sunbury Activity Centre and the Sunbury train station and is located approx. 150m to the Sunbury Park Reserve. Given these locational advantages it is considered that there is strategic justification to increase the proposed residential allocation for this area. Under the heading 'Why is the Amendment required?' the exhibited Explanatory Report for the PSP states that *'the amendment introduces planning provisions to implement the State Planning Policy Framework with regard to the growth of Melbourne by facilitating new urban development and associated infrastructure provision, conservation and open space outcomes'*. Amendment VC134 made changes to the SPPF to implement the strategies of Plan Melbourne 2017-2050 one of which is to accommodate a population which is projected to increase from approx. 5 million to 8 million people by 2050. Direction 2.2. of the new Plan Melbourne encourages the location of medium and high-density development near services, jobs and public transport supporting objectives of consolidation and housing choice.
26. Plan 4 – Land Use Budget of the exhibited PSP shows the western-most corner of the area as having 'regionally significant landscape values'. As noted earlier there is no reference or definition within the PSP that indicates how this land is to be used and whether or not it is developable. There are two cross sections on pages 93 and 94 of the PSP that show development with different setbacks depending on whether the escarpment top is visually sensitive or not. This area is not referenced within Plan 5 of the PSP as having a visually sensitive escarpment top and thus the cross section on Page 94 shows that development to be setback at least 27.3 metres from the break of slope.
27. The western-most section of the Harker Street precinct (property 52) is considered suitable for residential development for the following reasons:
 - Any development can be well setback from the break of slope of the escarpment;
 - The topography of the development area in the western corner is relatively flat;
 - The area would abut existing residential development to the west and has good connection to the local street network; and
 - The area is conveniently located to the Sunbury Town Centre including the train station.
28. For the above reasons it is considered that the exhibited PSP which shows the western-most section of the Harker Street precinct as having landscape values should be amended to show this area as being residential to provide greater clarification for this area.
29. Having no development in this area would be considered an underdevelopment of the area. This area of the Harker Street precinct is developable with regards to slope and setback from the escarpment and as noted above is close to the existing Sunbury Town Centre and train station. Any additional area of residential would be in accordance with state planning policy by taking advantage of its locational benefits. The most recent versions of the overall Concept Masterplan (Appendix 1) and Harker Street Concept Plan (Appendix 4) shows the layout of development within this section of the Harker Street precinct and shows no medium or high-density housing but instead shows development consistent with the existing neighbourhood character and providing convenient connections to the

street network. Additionally, the proposed access to development within the Harker Street precinct will enhance emergency service access to a currently inaccessible area that abuts existing residential development.

30. If these areas of 'regionally significant landscape values' are to not be developed the PSP is then silent on the management, transfer and compensation arrangements for this land. A Concept Plan (Appendix 1) shows that the part of the landscape values area can be developed and there is strategic justification for this to occur and thus if it is not developed because it is designated as having landscape values then it is recommended that the provision of the land should become an ICP item.

Removal of local park

31. The PSP shows the provision of a local park at the top of the escarpment to the east of the Harker Street precinct. There appears to be little justification for a park in this location. Currently, the PSP only shows a small residential area being located within the Harker Street precinct which would be the only lots within the whole PSP area that would be easily accessible to/served by the park. Additionally, The Sunbury Park Reserve is located approx. 150m from the PSP area and will adequately service the recreational needs of future residents of the Harker Street precinct. Thus, it is recommended that all references to this Local Park, LP-16, be removed from the PSP
32. It is noted that the Change Matrix provided by the VPA shows the deletion of this Local Park at Reference No. 95. However, this change appears to be only proposed to be made to Plan 7. As noted above it is recommended that all references to this Local Park be removed from the PSP, including from Table 6.

Harker Street Residential Concept Plan

33. It is considered that 'Figure 2 - Harker Street Residential Concept Plan' can be read in a prescriptive manner which is unsuitable for a small area with detailed design requirements. The plan assumes that the powerlines and associated easement would be relocated to facilitate development; however, this design option has not yet been investigated and may not be the most suitable outcome for this area. It is recommended that this Plan be removed from the PSP especially as it only pertains to a very small area of the PSP, the development of which is adequately addressed by other Plans of the PSP such as Plans 3 and 4.
34. It is noted that the Change Matrix provided by the VPA (Reference No. 77) notes that this concept plan will be replaced with a revised concept to be provided with the Part B Submission. As noted above it is considered unnecessary to provide a concept for the Harker Street Area of the PSP as the area is small in size and is adequately planned by other Plans within the PSP.

Section 4.2 Page 92 – Local Access Street (Harker Street Area)

35. Likewise, it is considered that Section 4.2 on Page 92 of the proposed PSP can also be read in a prescriptive manner but this cross section does not accurately respond to the topography of the land or allow for the possibility of relocating the powerlines. There should be some flexibility provided for the subdivision design for the Harker Street area as it is likely to derive from a design led process particularly in terms of the treatment of the powerlines. It is recommended that Section 4.2 be removed from the PSP and replaced with a Plan notation or guidelines so that the area can be developed in a flexible manner.

3.1.3 Walkable catchment boundary

36. Plan 3 of the PSP shows the walkable catchment boundary extending across properties 56, 57, 58 & 59 and Requirement 9 of the PSP notes that land within walkable catchments must be subdivide to create lots suitable for the delivery of medium or high density housing. However, there are areas within the walkable catchment on the above properties that may not be suitable for this type housing due to the topography of land and an irregular road network. Thus, it is recommended that some flexibility be incorporated into Requirement 9 allowing for the lower densities where there are topographical and road network issues, this may simply involve including the words 'where possible' at the start of the Requirement.

3.1.4 Shared Paths in Future Reserves

37. Figures 8, 9 and 10 of the PSP show the location of a proposed shared path within conservation areas and also within areas with landscape values. The alignment of the paths does not seem to account for the topography of the land as the paths run back and forth across the break of slope lines. Additionally, in some areas the alignment of the paths will be close to those provided within the residential areas.
38. Requirement 93 states that *'subdivision of land within the precinct must provide and meet the total cost of delivering...local shared, pedestrian and bicycle paths along local arterial roads, connector roads, utilities easements, local streets, escarpment top area and within local parks including bridges, intersections and barrier crossing points'*. Although the requirement uses the word local it is still unclear whether this requirement relates to the provision of the shared paths shown on Figures 8, 9 & 10 of the PSP. For clarification, this requirement should be amended to confirm that any infrastructure proposed within future conservation reserves is exempted. Additionally, Figures 8,9 & 10 should also be amended to note that the provision of any infrastructure shown within these plans is the responsibility of public agencies to deliver.

3.1.5 Management and Handover of Land

39. Section 4.8 of the proposed Schedule 9 of the Urban Growth Zone provides requirements relating to the management and handover of land within the Conservation Area 21. However, it is noted that there is no mention of the management and handover of the undevelopable land within the Regionally Significant Landscape Values areas. It is recommended that these provisions be amended to include these areas.
40. Additionally, the proposed schedule does not provide guidance on the interim management of land to be transferred and also does not provide a timing mechanism for the transfer of land. It is recommended that the schedule also include interim management requirements for land to be transferred and timing details as to when this land is to be transferred.
41. It is noted that Requirement R94 of the PSP relates to the finishing standards of all public open space prior to handover which are considered to be onerous if applied to all open space areas such as conservation areas and land with regionally significant landscape values. Thus, it is considered that the intention of this requirement was that it applied to local municipal open space only and as such it is recommended that the requirement be amended accordingly so that it applies only to local municipal open space areas. Specifically, this requirement should only apply to those areas shown within Table 6 of the PSP.
42. Again, it is noted that the Change Matrix provided by the VPA notes that this Requirement of the PSP will be amended so that it only applies to local open space as identified by Table 6 of the PSP. It is considered that this proposed change is suitable.

3.1.6 Southern Road Link

43. It is acknowledged that the PSP identifies the importance of the southern link crossing of Jacksons Creek, particularly, within the outcomes of Page 9 where it is noted that this link will provide *'for 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'*.
44. However, it is recommended that this outcome be strengthened through the provision of an objective under the 'Transport and Movement' heading on Page 11 of the PSP that specifically requires the delivery of the southern link crossing of Jacksons Creek as a priority. This important infrastructure needs to be delivered as early as possible to allow for the development of the 'core' of the PSP area. By delaying its delivery there is a risk that areas of the PSP will be restricted by lot caps subject to the crossing being provided which is an unwanted scenario but one that is currently occurring in the other PSP areas in Wyndham West and Beveridge Central.
45. In the example of Wyndham West, which is of particular relevance, it is noted that the Black Forest Road South PSP and the Wyndham West DCP specifically required that the Ison Road and Armstrong Road are developed and connected to the Princes Highway in order to support the growth anticipated within a number of PSP areas in the Wyndham West region.
46. In recognition of the strategic importance of this road infrastructure, planning permits within this area include a specified maximum lot cap which cannot be exceeded until the enabling infrastructure is in place.
47. Similarly, the recent Beveridge Central PSP includes a maximum lot cap that cannot be exceeded until the Camerons Lane / Hume Highway interchange is constructed.
48. In the Wyndham West example, there is now pressure to increase the lot cap (5 years after the PSP was approved) prior to the Ison Road / Armstrong Road corridor being constructed as it is apparent that the strategic importance of this road was not reinforced enough and therefore, funding has not been forthcoming.
49. It is recommended that a specific objective be included in the PSP that states:

'Deliver a Southern Road link between Sunbury Road and the Calder Freeway as a priority.'

3.1.7 Conservation Area 21

50. Conservation Area 21 applies to parts of the land and requirement 54 of the PSP specifies how the conservation area is to be developed.
51. Notwithstanding requirement 54, it is understood that Melbourne Water and the Department of Environment, Land, Water and Planning have agreed that some of the required drainage infrastructure can be incorporated into conservation area 21, and therefore it should be noted on Figures 8, 9 and 10.
52. It is recommended that the following wording be included on Figures 8, 9 and 10:

'The design of the conservation area may include stormwater management infrastructure to the satisfaction of Melbourne Water and the Department of Environment, Land, Water and Planning.'

4 PLANNING SCHEME AMENDMENTS

Planning Scheme Map Amendments

53. The proposed Zoning Maps show the Harker Street precinct as being zoned predominantly Urban Growth Zone Schedule 9 (UGZ9) whereas Plan 4 – Land Use Budget shows a large portion of this area being designated as regionally significant landscape values. It is considered that the zoning of this area may need to be amended to more accurately reflect the PSP.

Urban Growth Zone Schedule 9

54. As noted above Section 4.8 of the proposed Urban Growth Zone - Schedule 9 relates to the management and handover of land within the Conservation Area 21. It is recommended that the schedule be amended to include interim management requirements, including fencing, for all land to be transferred and also timing mechanisms for land transfer also be included.
55. The schedule does not provide requirements for the management and handover of other land within the PSP such as the undevelopable land within the Regionally Significant Landscape Values areas. It is recommended that requirements for the provision of this land are also included into the schedule.

5 CONCLUSION

56. Having reviewed the range of documents associated with the implementation of the Sunbury South PSP, I am of the opinion that the following changes should be made to the amendment documentation:

5.1 PRECINCT STRUCTURE PLAN

57. An objective be added to the Transport and Movement objectives shown on Page 11 of the PSP that specifically requires the delivery of the southern link crossing of Jacksons Creek as a priority.
58. A definition/categorization be included within the PSP for the land designated as having 'regionally significant landscape values' and specific requirements that allow for the development of this land where suitable.
59. Plan 2 be amended so that the 'landscape values' designation is removed from the area subject to a capability assessment on property 58 to be consistent with other plans of the PSP.
60. Plans 2, 3 and 6 be amended to remove the Break of Slope nomination shown along the eastern edge of the area subject to a capability assessment.
61. Figure 9 of the PSP amended to remove the designation 'setback from the escarpment (non-visual)' from the eastern side of the area subject to a capability assessment.
62. Plan 10 of the PSP amended to contain wording so that the location of the shared path within the area subject to a capability assessment can be finalized at the design stage for this area.
63. All relevant Plans of the PSP be amended so that western most corner of the Harker Street area includes land for residential development.
64. The PSP amended so that the provision of all developable land designated as having regionally significant landscape values is adequately compensated through the ICP.
65. All references within the PSP to the local park, LP-16, be deleted including from Plan 7 and Table 6.
66. Figure 2 – Harker Street Residential Concept Plan of the PSP be deleted.
67. Local Access Street – Interface with Transmission Line (Harker Street line) Section be removed from the PSP (page 92) and replaced with a Plan notation or guidelines so that the area can be developed in a flexible manner.
68. Requirement 9 be amended to allow for flexibility to provide housing at lower densities where there are topographical and road network issues.
69. Requirement 93 of the PSP amended to confirm that any infrastructure proposed within future conservation reserves is exempted.
70. Figures 8, 9 & 10 be amended to note that the provision of any infrastructure shown within these plans is the responsibility of public agencies to deliver.
71. Figures 8, 9 & 10 be amended to note that the drainage infrastructure may be included in the conservation area.

72. Requirement 94 be amended so that it applies only to local municipal open space areas; specifically, this requirement to only apply to those areas listed in Table 6 of the PSP.

5.2 PLANNING SCHEME AMENDMENTS

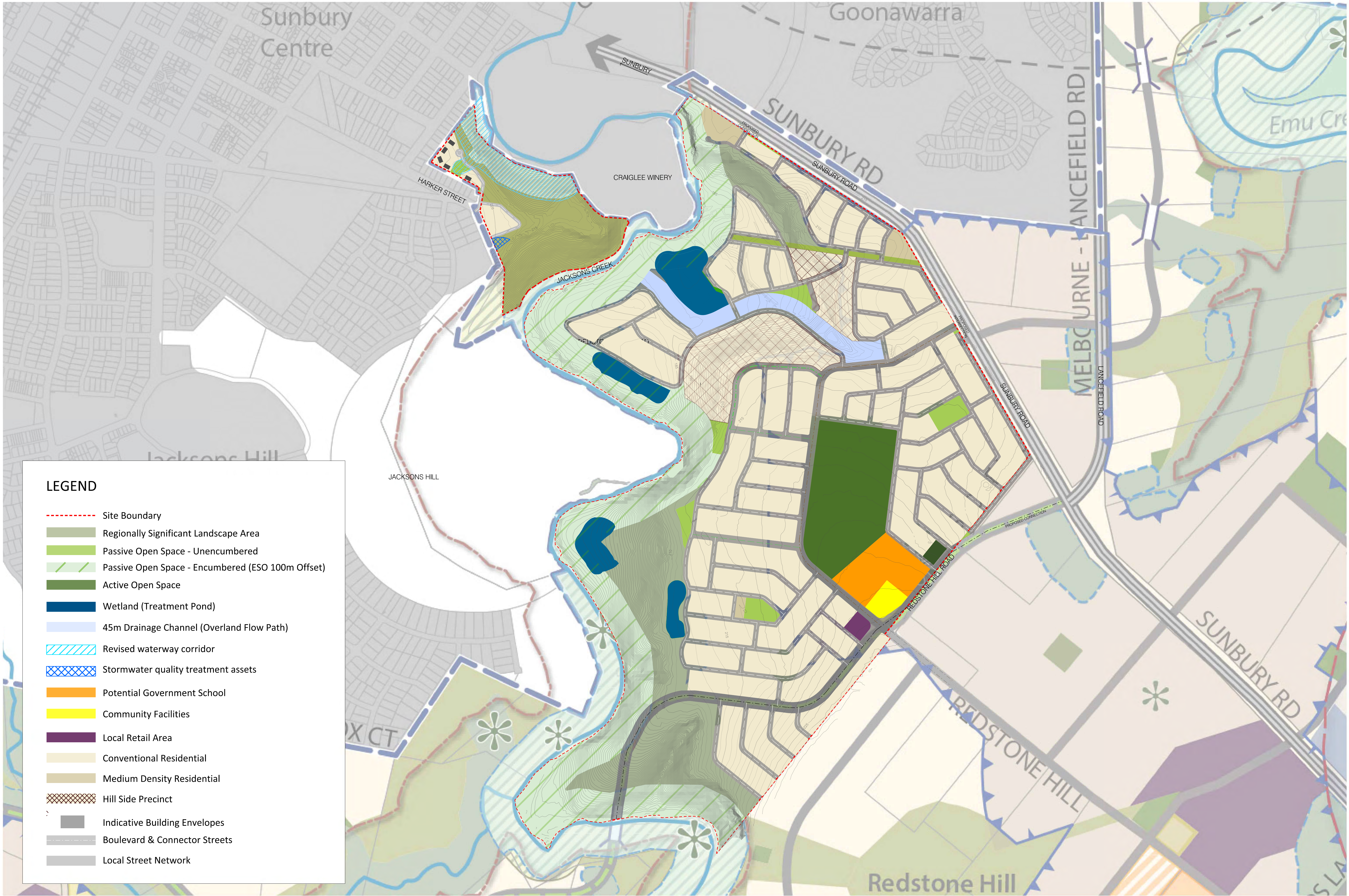
73. The proposed Zoning Maps amended to show the Harker Street precinct as being zoned in accordance with the land uses shown in Plan 4 – Land Use Budget of the PSP.
74. The proposed Schedule 9 of the Urban Growth Zone amended to include interim management requirements, including fencing, for all land to be transferred and also timing mechanisms for land transfer.
75. The proposed Schedule 9 of the Urban Growth Zone amended to provide requirements for the management and handover of all land within the PSP that is to be transferred to public authorities such as the undevelopable land within the Regionally Significant Landscape Values areas.

JASON BLACK

MANAGING DIRECTOR

INSIGHT PLANNING CONSULTANTS

6 APPENDIX 1 – CONCEPT MASTERPLAN PREPARED BY TRACT CONSULTANTS



Concept Masterplan - PSP Overlay

725 Sunbury Road, Sunbury

PROJ/DRG NO. 0315-0231-18-D001-01

REV 03 DRAWN C.W. CHKD W.D. APPD G.W. DATE 14.08.2017

Tract



LEGEND

- Site Boundary
- Regionally Significant Landscape Area
- Passive Open Space - Unencumbered
- Passive Open Space - Encumbered (ESO 100m Offset)
- Active Open Space
- Wetland (Treatment Pond)
- 45m Drainage Channel (Overland Flow Path)
- Potential Government School
- Community Facilities
- Local Retail Area
- Conventional Residential
- Medium Density Residential
- Hill Side Precinct
- Indicative Building Envelopes
- Boulevard & Connector Streets
- Local Street Network

7 APPENDIX 2 – PROPOSED PLANNING CONTROLS – POTENTIALLY DEVELOPABLE LAND

Proposed Planning Controls – Land Not Served By Development Services Scheme – Potentially Developable Land

Hume Planning Scheme

UGZ – Schedule 9 and Schedule 10

3.x Applications including Land not serviced by Development Services Scheme – Potentially Developable Land

Any application for subdivision, use or development on land shown in the *Sunbury South Precinct Structure Plan* or *Lancefield Road Precinct Structure Plan* as ‘land not serviced by the Development Services Scheme – Potentially Developable Land’ must be accompanied by:

- A detailed Drainage and Stormwater Management Strategy, which demonstrates how stormwater runoff from the subdivision will achieve:
 - flood protection standards
 - best practice stormwater management on-site
- Demonstrates how any road or access way intended to act as a stormwater overland flow path will comply with Melbourne Water’s floodway safety criteria.

All to the satisfaction of Melbourne Water and the responsible authority

4.x Condition – Land not serviced by Development Services Scheme – Potentially Developable Land

Any permit issued for subdivision, use or development in the ‘land not serviced by Development Services Scheme – Potentially Developable Land’, must, if required by Melbourne Water, include the following conditions:

- The owner of the land must enter into an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water’s drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- Prior to the commencement of any works, a Site Management Plan detailing pollution and sediment control measures must be submitted to the satisfaction of Melbourne and the responsible authority.

6.1 Referral of applications – Land not serviced by Development Services Scheme – Potentially Developable Land

Any application for subdivision, use or development on land shown in the *Sunbury South Precinct Structure Plan* or *Lancefield Road Precinct Structure Plan* as ‘land not serviced by the Development Services Scheme – Potentially Developable Land’ must be referred in accordance with section 55 of the *Planning and Environment Act, 1987* to Melbourne Water.

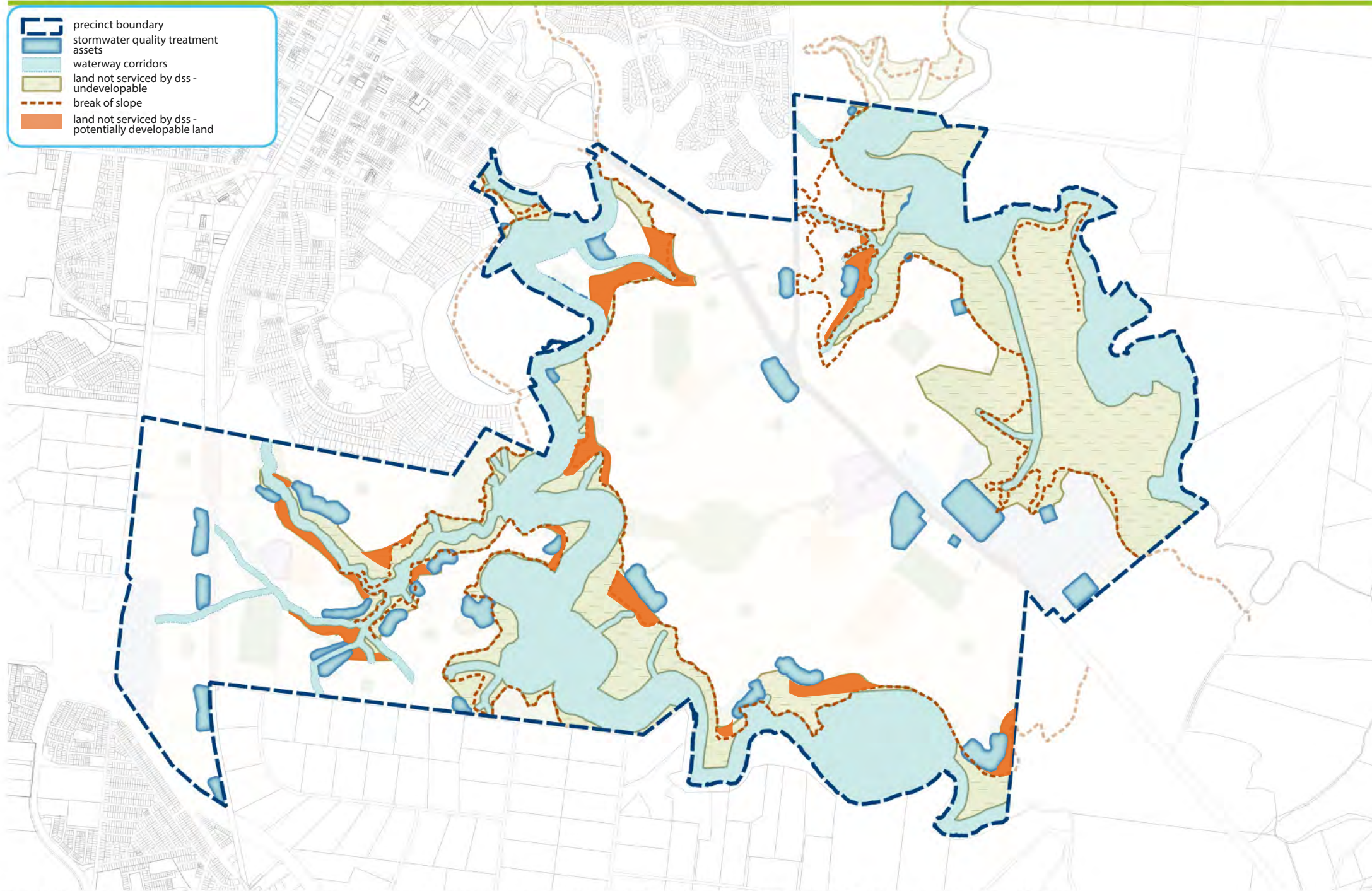
Clause 66.04

An application for subdivision, use or development on land shown as Land not serviced by Development Services Scheme – Potentially Developable Land as depicted on Plan 3 of the *Sunbury South Precinct Structure Plan* or *Lancefield Road Precinct Structure Plan* will be referred to Melbourne Water as a Determining referral authority

Sunbury South and Lancefield Road PSP – New Requirement

Any drainage or stormwater treatment assets required to service land identified as ‘Land not serviced by Development Services Scheme – Potentially Developable Land’ must be undertaken at the owner’s cost and must not prejudice the delivery of the Development Services Scheme or regional integrated water management plan to the satisfaction of Melbourne Water and the responsible authority.

- precinct boundary
- stormwater quality treatment assets
- waterway corridors
- land not serviced by dss - undevelopable
- break of slope
- land not serviced by dss - potentially developable land



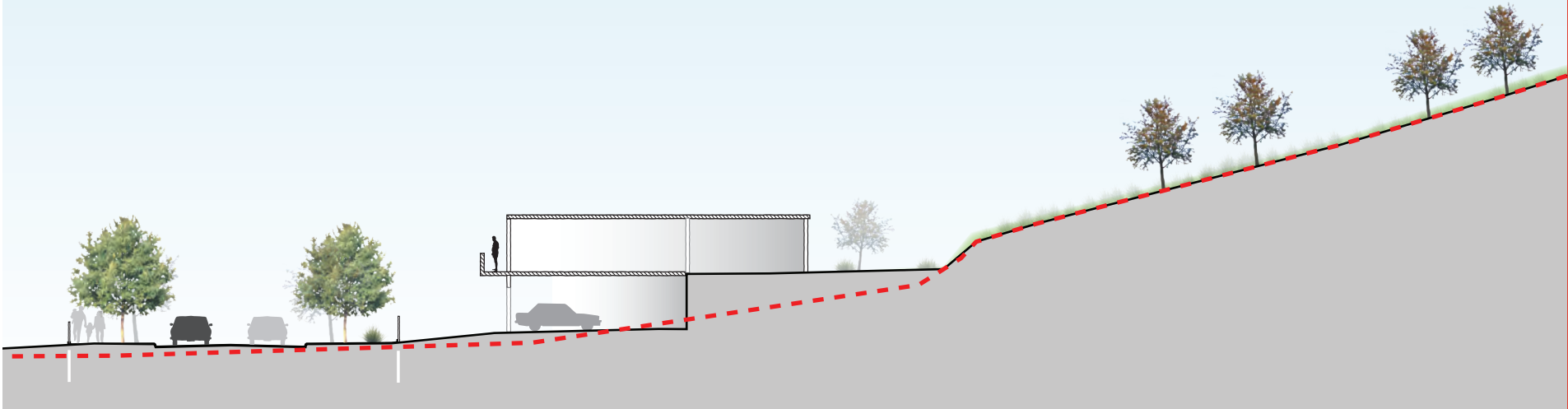
8 APPENDIX 3 -HILLSIDE PRECINCT CROSS SECTIONS

Typical Cross Section - Hillside Precinct
with Fire Access



Key Plan

Existing Ground Level
Proposed Ground Level



ROAD

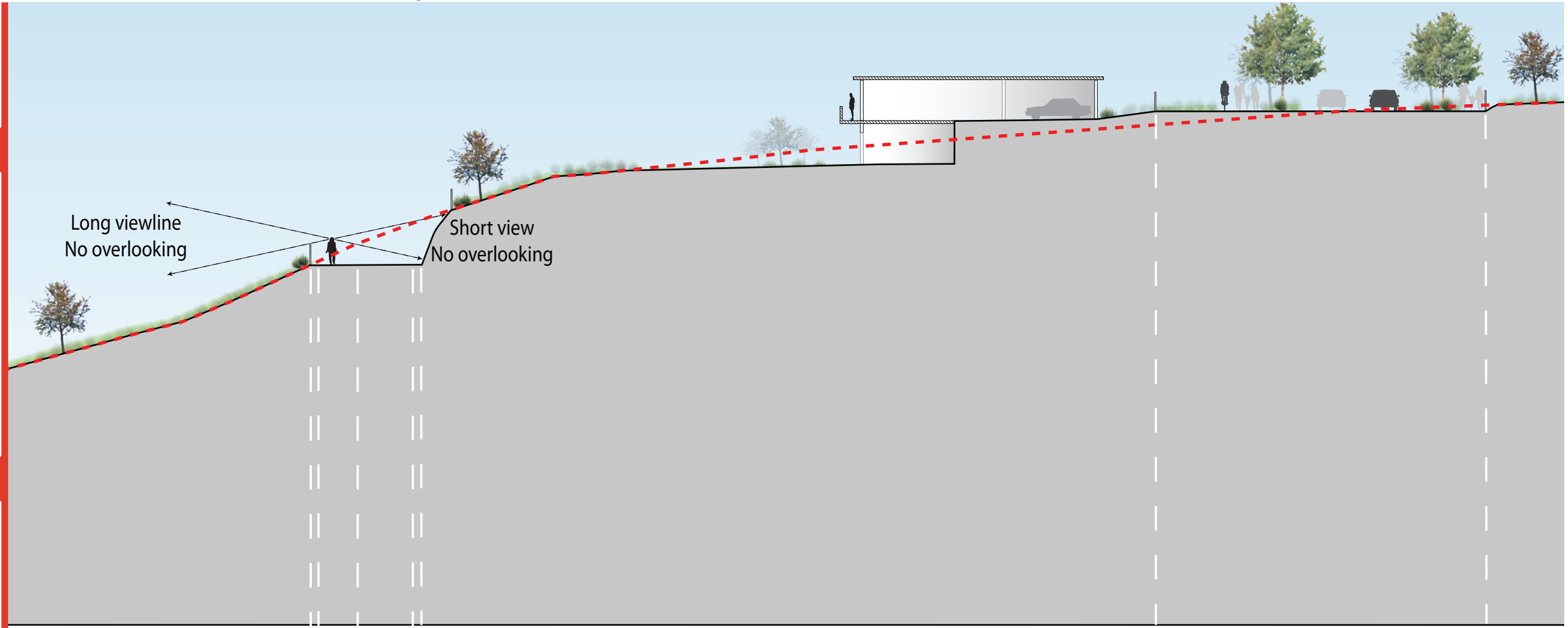
FRONT
YARD

BUILDING ENVELOPE

BACK
YARD

VARIABLE

Existing Ground Level
Proposed Ground Level



Long viewline
No overlooking

Short view
No overlooking

2.5m
*
0.5m
CLEARANCE
3.5m
FIRE
ACCESS
& POTENTIAL SHARED PATH

VARIABLE

BACK
YARD

BUILDING ENVELOPE

FRONT
YARD

21m
ACCESS ST LEVEL 1

FRONT
YARD

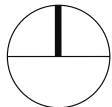
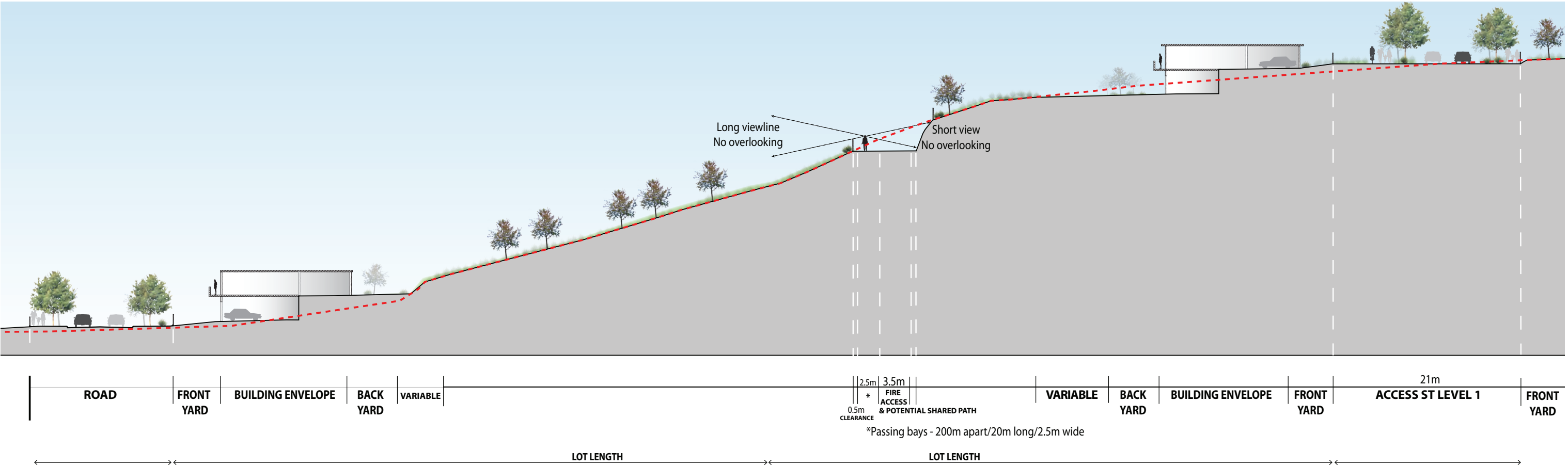
ROAD CROSS SECTIONS

SUNBURY RD, SUNBURY

PROJ/DRG NO 0315-0231-10

REV 00 DRWN EM CHKD CW DATE 09.08.17

Typical Cross Section - Hillside Precinct with Fire Access



NOT TO SCALE

ROAD CROSS SECTIONS

SUNBURY RD, SUNBURY

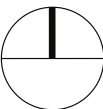
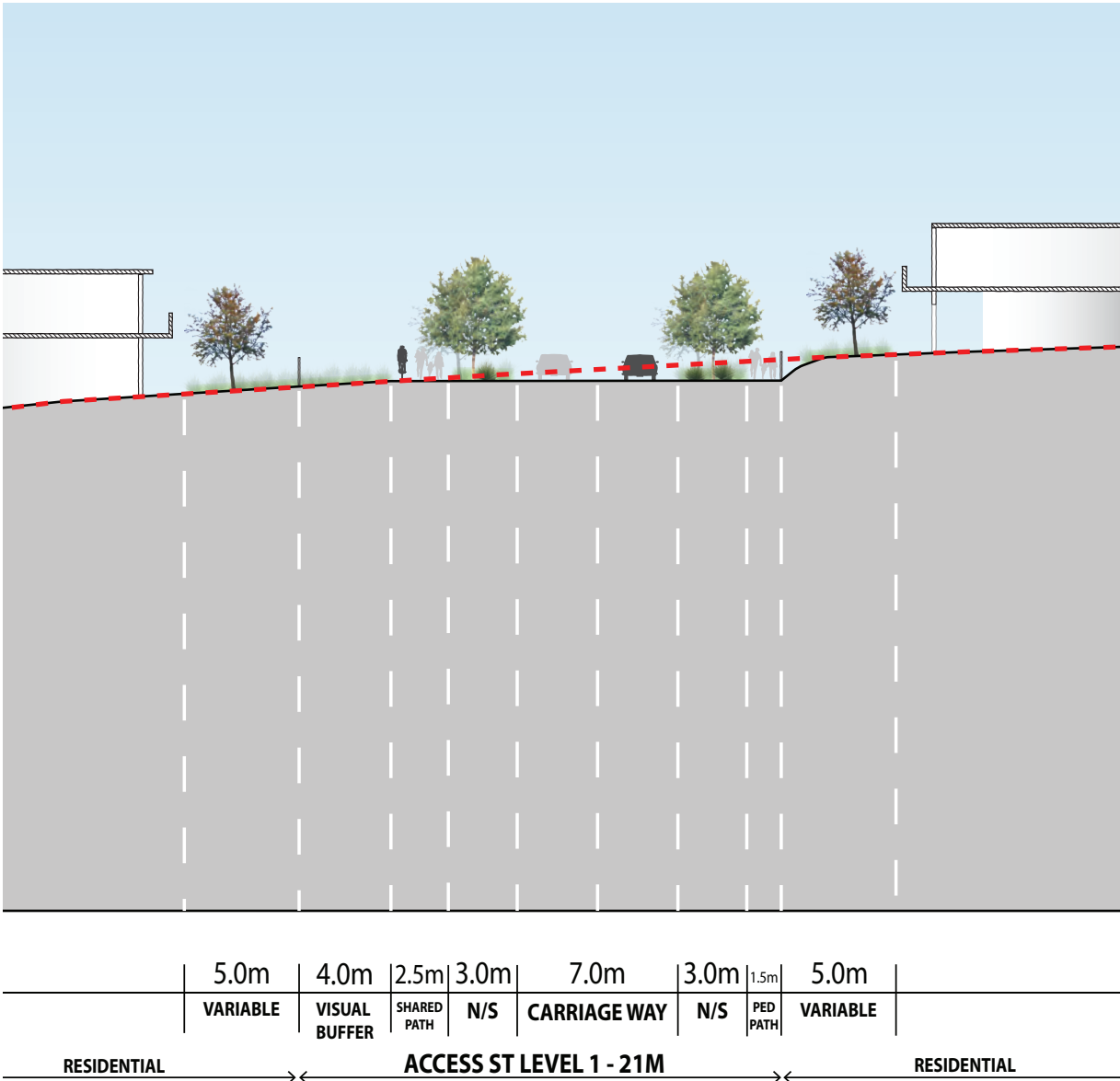
PROJ/DRG NO 0315-0231-10 REV 00 DRWN EM CHKD CW DATE 09.08.17

21m - Access St Level 1



Key Plan

Existing Ground Level
Proposed Ground Level



A3
SCALE: 1:1500

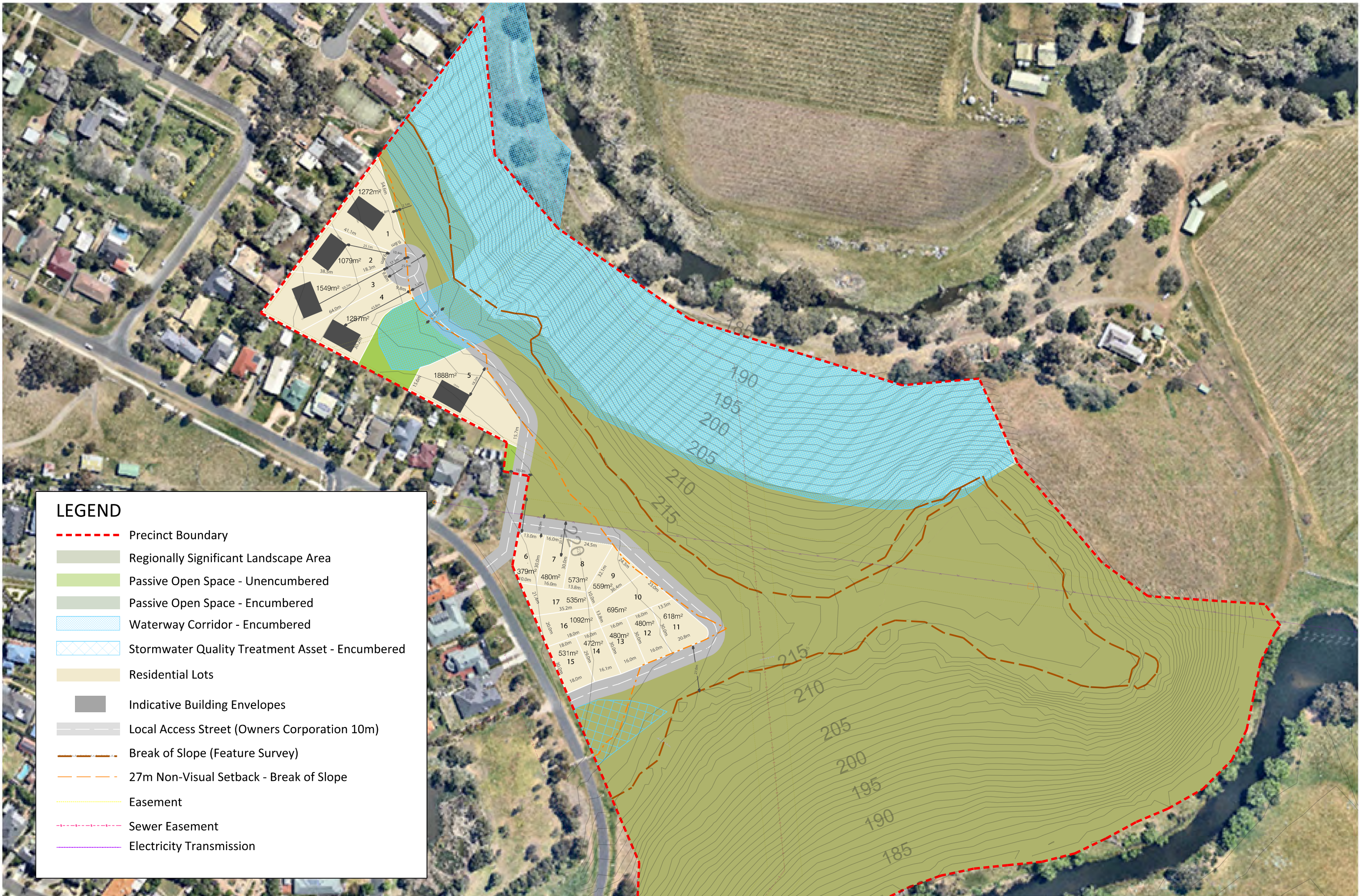
0 37.5m 75m

ROAD CROSS SECTIONS

SUNBURY RD, SUNBURY

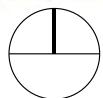
PROJ/DRG NO 0315-0231-10 REV 00 DRWN EM CHKD CW DATE 09.08.17

9 APPENDIX 4 – HARKER STREET CONCEPT



LEGEND

- Precinct Boundary
- Regionally Significant Landscape Area
- Passive Open Space - Unencumbered
- Passive Open Space - Encumbered
- Waterway Corridor - Encumbered
- Stormwater Quality Treatment Asset - Encumbered
- Residential Lots
- Indicative Building Envelopes
- Local Access Street (Owners Corporation 10m)
- Break of Slope (Feature Survey)
- 27m Non-Visual Setback - Break of Slope
- Easement
- Sewer Easement
- Electricity Transmission



A3

SCALE 1:2000 @ A3

0 20 40 100m

725 Sunbury Road, Sunbury

Harker Street Concept

PROJ/DRG NO. 0315-0231-11-001

REV 04 DRAWN C.W. CHKD W.D. APP'D G.W. DATE 09.08.2017

Tract

