



11th August 2017

Planning Panels Victoria
GPO Box 2392
MELBOURNE VIC 3001

Attention: The Panel Coordinator

Hume Planning Scheme Amendment C207 (Sunbury South PSP)
Tranteret Pty Ltd Submission 38 / Property 85 (60 Gellies Road, Wildwood)

We enclose expert witness statements of:

- Nick Hooper, Taylors; and
- Henry Turnbull, Traffix Group.

Tranteret Pty Ltd intends to rely on Mr Turnbull's evidence as enclosed in its submission in respect of 60 Gellies Road, Wildwood. No change is required to the time presently scheduled for the hearing of that submission.

Hard copies of the enclosed reports will be delivered to the Panel in accordance with its direction.

We note Robert Forrester of counsel will represent Tranteret Pty Ltd in respect of this submission.

Yours sincerely

Richard Strates
Director
Dominion Property Group
(03) 8199 7909

CC: Panel distribution list

Enclosures

1. Taylors Town Planning Evidence Statement, dated 11th August 2017
2. Traffix Group Traffic Engineering Assessment, dated 11th August 2017



TOWN PLANNING EVIDENCE STATEMENT

SUNBURY SOUTH PSP

**PREPARED BY NICK HOOPER FOR
TRANTERET PTY LTD
AUGUST 2017**

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1.0 Preliminary Information

1.1 Name and Address

Nick Hooper, Director.

Taylor's Development Strategists 8/270 Ferntree Gully Road, Notting Hill Vic 3168

1.2 Education and Experience

My educational qualifications and membership of professional associations are as follows:

- *Bachelor Applied Science (Planning), 1991, RMIT*
- *Member Royal Australian Planning Institute*
- *Member Victorian Planning and Environmental Law Association*
- *Certified Practising Planner*

My professional experience includes 25 years experience as a Town Planner, comprising:

- *17 years, Director, Taylors Development Strategists*
- *2 years Senior Planner, Bayside City Council*
- *1 year, Town Planning consultant, Rust PPK*
- *5 years Town Planner, City of Cranbourne/Casey*

1.3 Area of Expertise

Statutory Planning in Victoria.

1.4 Expertise to Make the Report

I have considerable experience in the planning considerations associated with Growth Area Planning. I have practised as a town planner for 25 years for both Local Government and private practise.

1.5 Instructions

I was instructed by Trantaret Pty Ltd to provide my professional opinions on the following matters (in accordance with a letter dated 4 August, 2017, included as Appendix A to this statement):

- Identify and confirm the development potential, if any, of the site
- Identify and recommend any potential modifications to the PSP documentation as it relates to the site; and
- Identify and recommend any appropriate potential modifications to the planning controls as they relate to the site.

1.6 Report Preparation

In the preparation of this report I have reviewed:

- The PSP and background documents, including but not limited to:
 - Amendment VC68;
 - the Sunbury Growth Corridor Plan;

- the Hume Planning Scheme (past and present);
- The site's physical characteristics;
- The VPA's comments in its letter dated 10 June 2016 as reproduced below; and
- The controls proposed to be applied by the Amendment.

1.7 Identity of Other Persons Relied upon in this Report

I was assisted in the preparation of this report by additional members of staff acting under my express instructions. Specifically, Andrew Matheson from the Engineering team at Taylors provided servicing information in relation to the site. The opinions in this report, however, remain my own.

1.8 Summary of Opinions

It is my opinion that:

- Development of the land above the 200 contour line is possible and there are no physical features or constraints that would prevent this from occurring
- Servicing of the land is possible but is unlikely to be feasible for the land to be developed in isolation
- In relation to the bridge and traffic matters I defer to the evidence of Henry Turnbull of Traffix Group
- Gellies Road will provide good road connection to the remainder of the community and the proposed shared path and potential creek crossing point provide adequate connectivity for the land from a pedestrian perspective.

On balance, I am of the view that the land should not be re-classified in the Sunbury South PSP for residential purposes, however, should be labelled as *land not serviced by DSS – potentially developable land*. This reflects the above findings, noting that the major uncertainty is cost-effective servicing, which is in part a commercial consideration.

In my opinion, the map included in Appendix 11b of the VPA's submission (see Appendix 3), should see that part of the site currently labelled *land not serviced by DSS – undevelopable* be amended to *land not serviced by DSS – potentially developable land*. Therefore, the designation in the PSP should change to residential and the land should be included in the Urban Growth Zone Schedule 9.

1.9 Provisional Opinions Not Fully Researched

To the best of my knowledge all matters on which I have made comment in this statement have been appropriately researched or are based on my knowledge and experience. The statement does not contain any provisional opinions that have not been fully researched.

1.10 Matters Outside of My Expertise

To the best of my knowledge, none of the matters on which I have made comment in this statement are outside my area of expertise.

To the best of my knowledge the report is complete and does not contain matters which are inaccurate.

1.11 Practice Note Declaration

I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance that I regard as relevant have, to my knowledge been withheld from the Panel. I have read the Guide to Expert Evidence and agree to be bound by it.

Signature:



Date: 11 August, 2017

2.0 Introduction

I have been asked by Tranteret Pty Ltd to provide my expert opinion on the matters raised relating to the Sunbury South PSP and its references to 60 Gellies Road.

I have been asked to undertake the following:

- Identify and confirm the development potential, if any, of the site
- Identify and recommend any potential modifications to the PSP documentation as it relates to the site; and
- Identify and recommend any appropriate potential modifications to the planning controls as they relate to the site.

3.0 Amendment C207

Amendment C207 proposes to incorporate the Sunbury South PSP into the Hume Planning Scheme.

Amongst other things, the amendment also rezones most of the land covered by the Sunbury South PSP to the Urban Growth Zone Schedule 9. 60 Gellies Road remains in the Rural Conservation Zone, even though it is included in the PSP (Property 85). The Explanatory Report exhibited with the Amendment describes succinctly the changes to the Hume Planning Scheme.

4.0 Subject Site

60 Gellies Road is located within the Urban Growth Boundary on the south side of Gellies Road. It has an area of 11.12 hectares. As is noted in the plan in Section 7.1 of this report, the land is relatively flat at the northern end of the site, whereas the southern section slopes away quite significantly to the creek. The land is occupied by a dwelling, which is surrounded by a number of trees that are likely to have been planted.

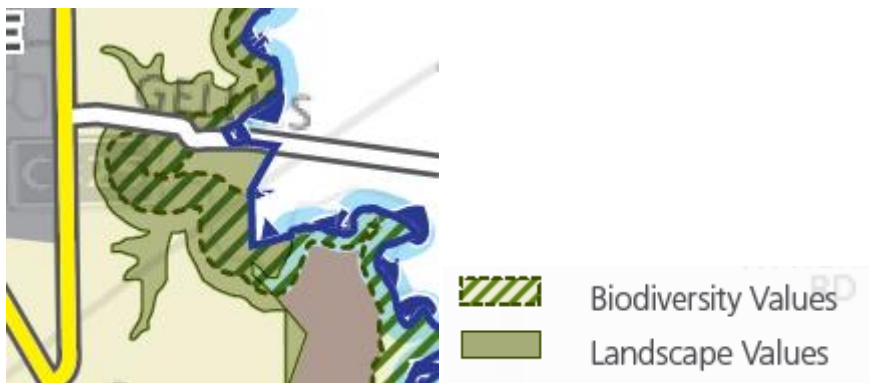
The land is currently in the Rural Conservation Zone and covered by ESO1 and ESO10.

5.0 Planning Controls

5.1 Sunbury/Diggers Rest Growth Corridor Plan

The Sunbury/Diggers Rest Growth Corridor Plan nominates the PSP predominantly for residential purposes, accompanied by areas with biodiversity values and landscape values. The subject site, which is within the Urban Growth Boundary, is nominated as having a combination of Landscape Values and Biodiversity Values.

As per the extract below, the southern part of the site has the biodiversity values and the northern part of the site has the Landscape Values.



The exhibited PSP appears to reflect closely what is shown on the Sunbury/Digger Rest Growth Corridor Plan.

5.2 State Planning Policy Framework

The State Planning Policy Framework (SPPF) sets out a range of policies that will have a bearing on an appropriate mix of applied zones for this PSP.

Clause 11 Settlement is of relevance to this matter. Clause 11.02 relates to Urban Growth. It seeks to ensure a sufficient supply of urban land implemented by structure planning to facilitate the orderly development of urban areas. It seeks to *ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

It also seeks to (inter alia) *develop precinct structure plans consistent with the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009) approved by the Minister for Planning 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 for local employment and business activity.*
- *Provide better transport choices.*
- *Respond to climate change and increased environmental sustainability.*

- *Deliver accessible, integrated and adaptable community infrastructure.*

Clause 11.03 relates to Activity Centres and it seeks to, amongst other things, *to build up activity centres as a focus for a high-quality development, activity and living for the whole community by developing a network of activity centres.*

Clause 11.04 relates to Open Space and Clause 11.05 relates to Planning for distinctive areas and landscapes. These matters are addressed in the Amendment and the PSP.

Clause 12 relates to Environment and Landscape Values. It states that:

- *Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.*

Clause 16 relates to Housing. It states that:

- *Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*
- *New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.*
- *Planning for housing should include providing land for affordable housing.*

Clause 17 Economic Development provides matters for consideration. It states that:

- *Planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity.*
- *Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.*

Clause 18 Transport seeks:

- *To create a safe and sustainable transport system by integrating land-use and transport*
- *To coordinate development of all transport modes to provide a comprehensive transport system.*
- *To promote the use of sustainable personal transport.*

Clause 19 Infrastructure is of relevance given the Amendment includes measures to collect and administer Development Contributions.

5.3 Municipal Strategic Statement and Local Planning Policy Framework

The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) provide a local planning policy context for decision making.

Clause 21.01 Municipal Profile of the Hume Planning Scheme identifies that (inter alia) *Hume City is designated as one of five growth areas in metropolitan Melbourne. Implications of rapid development in the region area: increased competition of the attraction of major employers and industry and changing land use patterns at municipal borders.*

The key influence on land uses with Hume City Council are:

- *Urban growth, including urban pressures on the rural hinterland and management of green wedge areas.*
- *Ensuring infrastructure meets the needs of the community.*
- *Areas of Environmental and Heritage Significance.*
- *Areas of significant landscape.*
- *The protection and sustainable use of agricultural land.*
- *The local economy including employment opportunities.*
- *Melbourne Airport.*

Council's vision for Hume City is *a prosperous, progressive, sustainable and vibrant city: distinguished by the diversity of its community and renowned for social justice and community inclusion.* This vision will be achieved through outcomes that are consistent with the "triple bottom line": social equity, economic prosperity and environmental sustainability.

Clause 21.01-5 identifies the Municipal Strategic Statement as: *Hume City will recognise, enhance and plan for a community which:*

- *Is diverse, prosperous, safe and respectfully of our heritage and environment;*
- *Provides a range of educational and employment opportunities; and*
- *Work in partnership to achieve the long term sustainability of quality urban and rural lifestyle choices.*

Clause 21.05 relates to the Natural Environment and Built Environment. Sites of particular note include Emu Creek.

6.0 Sunbury South PSP and Submissions

6.1 Submissions and Response

I have reviewed the submission dated 6 February, 2017 lodged by Dominion Property Group on behalf of Tranteret P/L and the response from the VPA.

I have also reviewed the letter dated 13 August, 2015 from Dominion Property Group to the VPA, and the VPA's response dated 10 June, 2016.

At the end of the VPA's letter they highlighted what they saw as the key matters that would need to be demonstrated for residential development to be considered:

Should the landowner wish to make a submission during the exhibition of the Sunbury South PSP to pursue a residential development proposal for this site, the following would need to be clearly demonstrated:

- That such urban development will not result in a socially isolated community;
- That the site can be development with a residential form that responds to the topographical and landscape features of the site;
- That the land can be appropriately serviced; and
- That the existing, single lane bridge structure can be upgraded to an appropriate urban standard. This would require a funding strategy for these works to occur. Please note that given the fact that they are likely to be costly and would only benefit a relatively small future community, it would not be appropriate for these works to be funded through a DCP/ICP. Therefore any upgrade would need to be funded in association with the development of this land.

Should you wish to discuss this matter further prior to the formal exhibition of the Sunbury South PSP, please contact Mat Garner on (03) 9651 9619 or email mat.garner@mpa.vic.gov.au

Yours sincerely,



Tim Peggie
DIRECTOR STRUCTURE PLANNING

I agree that these matters represent the key threshold matters that need to be considered before a decision is made on the merits of this land being nominated for residential development.

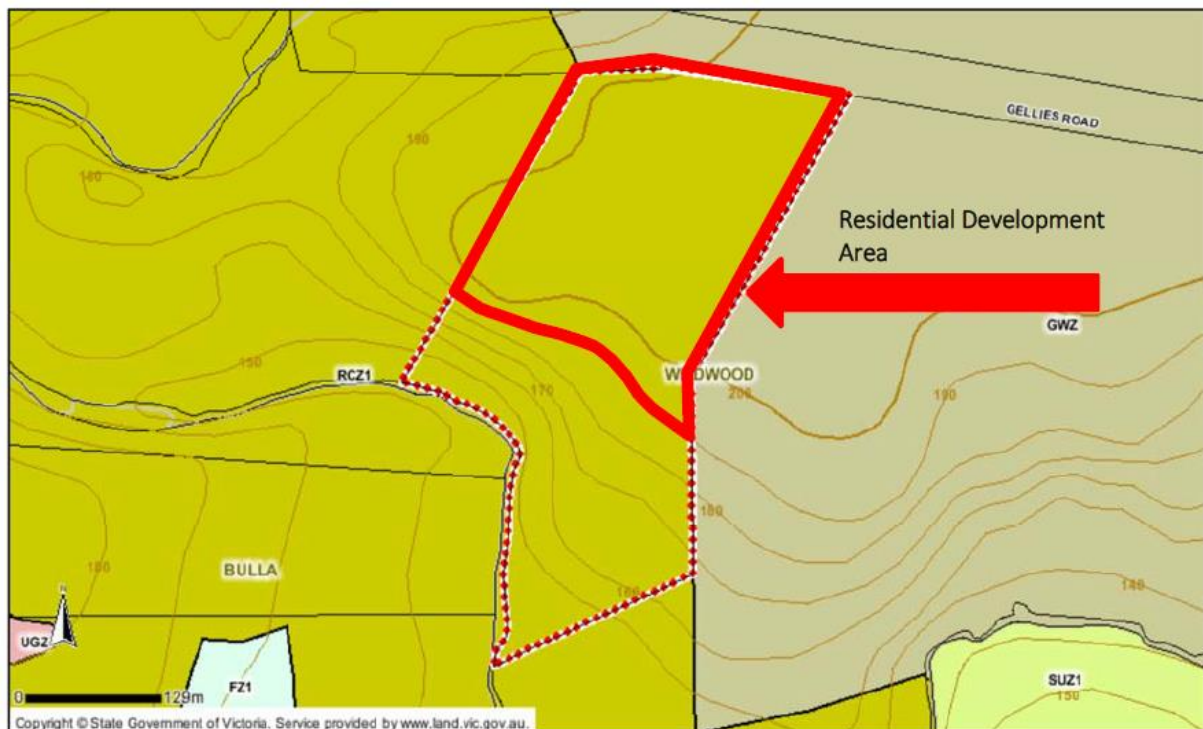
7.0 Planning Considerations

7.1 Land Form and Features

I have reviewed the site, and it appears to me that the northern portion of the site is capable of development for residential purposes. As identified in the submissions by Dominion Property Group, the southern portion of the site has a degree of fall that would render it undevelopable.

The majority of the land within the red box will be suitable for residential development. I have concerns about the ability to develop the land below the 200 contour, given this appears to represent the beginning of the fall. I also noted Figure 8 (see p16 of this statement) which nominates a dashed pink line as being the northern extent of the environmentally sensitive land. This line is at or about the 200 contour and therefore represents a potentially sound urban boundary for this land.

Figure 2 Topographic and Planning Map:



Source: www.land.vic.gov.au

The aerial photo included in the Dominion submission indicates that the northern portion of the land is clear of significant trees, with the majority appearing to be planted either around the dwelling or the driveway. The aerial photo and my inspection of the land did not reveal any physical features that would prevent development from occurring above the 200 contour line/pink dashed line in Figure 8 of the PSP.

Figure 1 The Subject Land:



Source: www.land.vic.gov.au

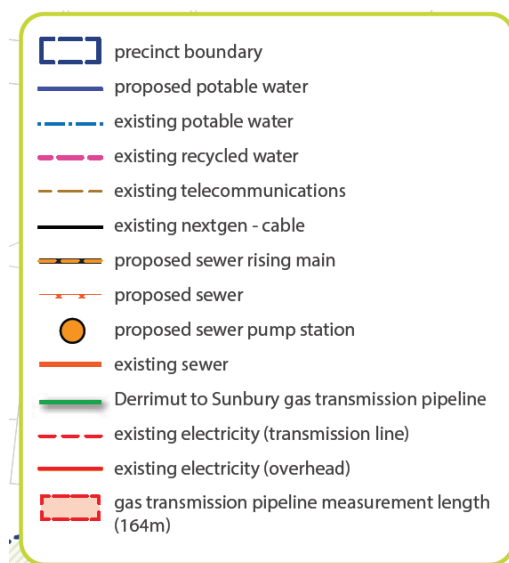
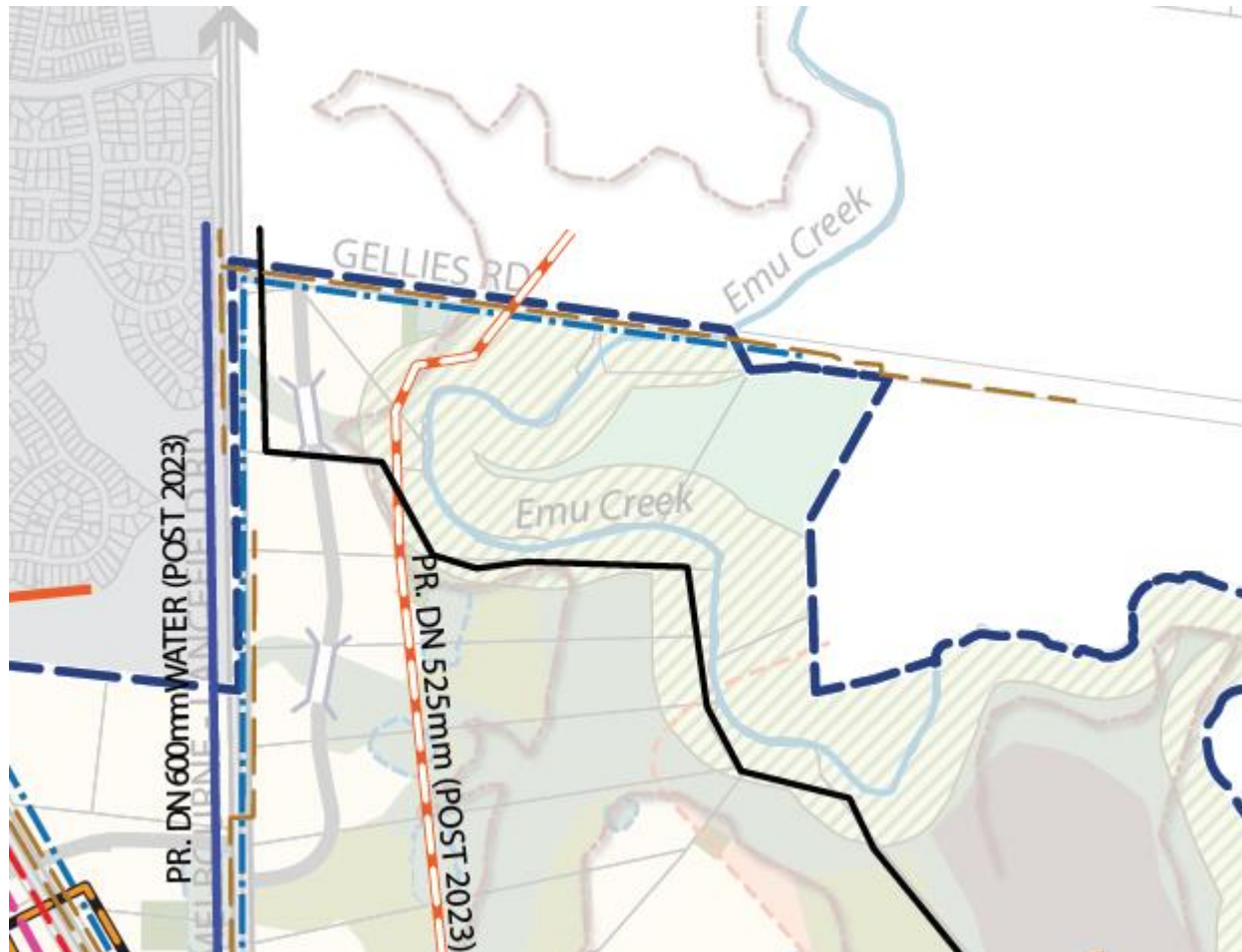
The PSP does not identify any significant features on the land (in Plan 2 on page 6 it simply nominates the land above the 200 contour line as having 'landscape values'). Figure 1 on page 18 nominates the land above the 200 contour line as having a slope of less than 5% and therefore classified as 'flat'.

Plan 8 on page 38 is of note. It notes that the native vegetation that is located on the flat northern portion of the site can be removed. This clears a significant impediment to development.



7.2 Servicing

Plan 12 on page 52 of the PSP sets out the current utilities arrangements. It notes there are telecommunications and potable water available to the site, with the proposed sewer running to the west of Emu Creek.



I asked Andrew Matheson in the Taylors Engineering team to provide me with a servicing summary so I could understand the servicing needs of the site, as the capability and cost of those works is

an important factor in determining if the land is capable of development at this time. His summary is included as **Appendix B**.

Sewerage: development of this land will necessitate a pump station and a rising main crossing of Emu Creek. It appears to be possible but would be very expensive and unlikely to be feasible for a small development area.

Water: given the existing main along Gellies Road, and the future upgrade in Lancefield Road, potable water is likely to be able to be supplied in a cost effective manner.

Stormwater: given the land is not in a Melbourne Water Developer Services Scheme, onsite treatment would be required prior to discharging into Emu Creek. This is likely to be feasible, but may be expensive due to the terrain.

Electricity: an upgrade on the current service would be required. This would normally be done by Jemena so it is likely to be feasible.

Telecommunication: development will either require upgrade of the existing Telstra network or an application to NBN Co for connection to the existing NBN infrastructure west of Lancefield Road. This is likely to be feasible.

Gas: an extension to the network will be required and feasibility will depend upon whether AusNet will require the developer to pay for the extension.

It is therefore my view that servicing the land is likely to be capable of being achieved, however, the time and cost associated with doing so would render the land, on its own, as a developable option highly unlikely to be cost effective at this time.

7.3 Road Access

Gellies Road is currently a one lane each way sealed road as shown in the photo below. I note that the intersection of Lancefield Road and Gellies Road is an ICP item and that notes from the VPA in relation to submissions suggest that part of Gellies Road adjacent to development on the northern side will be subdivisional works to improve the road conditions.



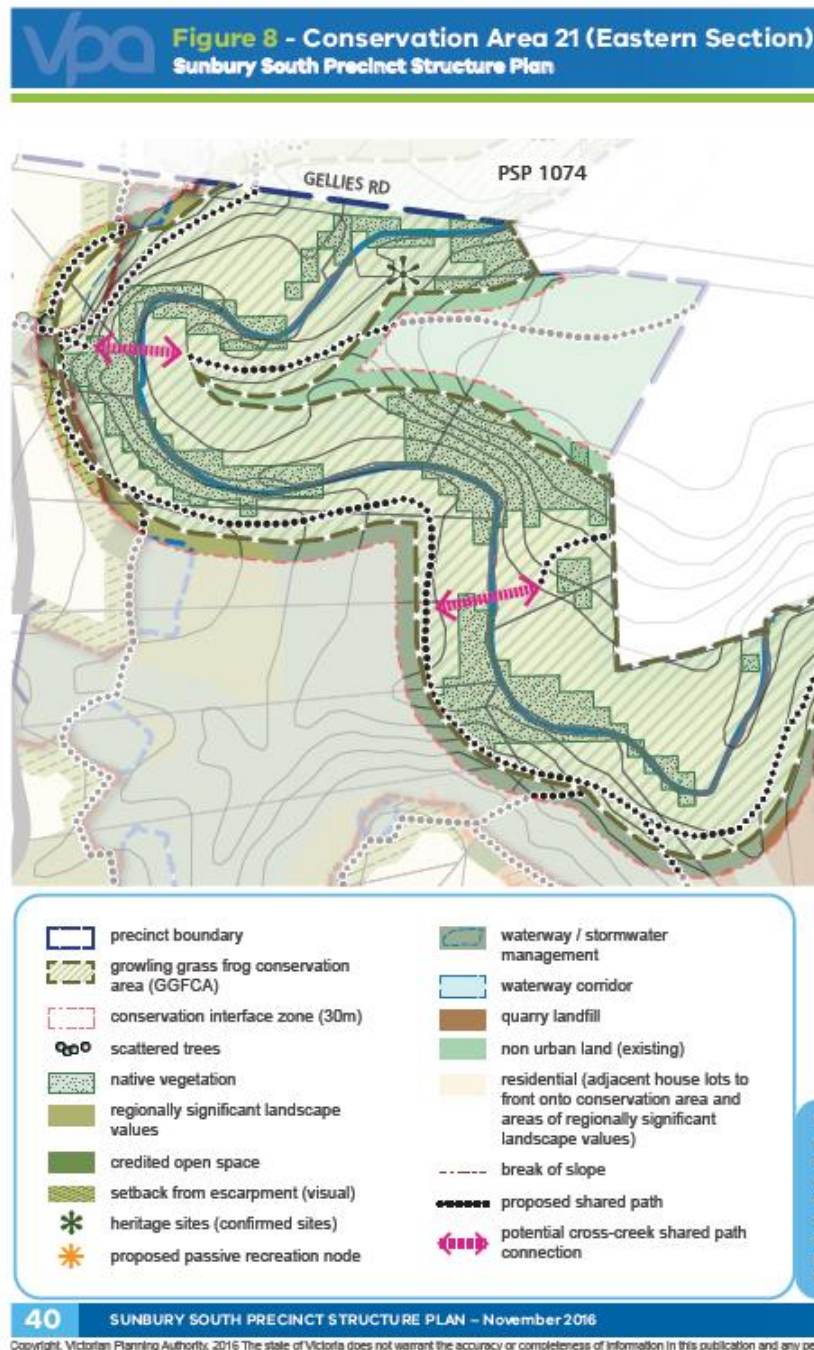
Access becomes an issue at the bridge which crosses Emu Creek, as it narrows to a single lane bridge. This bridge is covered by HO28.



I understand that Henry Turnbull of Traffix Group will be providing evidence on traffic matters and the bridge in particular.

7.4 Community Connection

Figure 8 on page 40 nominates a shared path running through the site linking to a *potential cross-creek shared path connection* further to the west. Whilst this won't be delivered if the land has no development potential, it does highlight how connectivity to the remainder of the developable land can be achieved.



In my view, whilst the land is somewhat separated from the remainder of the community, given Gellies Road providing a direct connection by road, and the allowance for this pedestrian connection, I am of the view that connectivity on its own should not be the reason why this land is excluded from having development potential.

8.0 Conclusion

It is my opinion that:

- Development of the land above the 200 contour line is possible and there are no physical features or constraints that would prevent this from occurring
- Servicing of the land is possible but is unlikely to be feasible for the land to be developed in isolation
- In relation to the bridge and traffic matters I defer to the evidence of Henry Turnbull of Traffix Group
- Gellies Road will provide good road connection to the remainder of the community and the proposed shared path and potential creek crossing point provide adequate connectivity for the land from a pedestrian perspective.

On balance, I am of the view that the land should not be re-classified in the Sunbury South PSP for residential purposes, however, should be labelled as *land not serviced by DSS – potentially developable land*. This reflects the above findings, noting that the major uncertainty is cost-effective servicing, which is in part a commercial consideration.

In my opinion, the map included in Appendix 11b of the VPA's submission (see Appendix 3), should see that part of the site currently labelled *land not serviced by DSS – undevelopable* be amended to *land not serviced by DSS – potentially developable land*. Therefore, the designation in the PSP should change to residential and the land should be included in the Urban Growth Zone Schedule 9.

NICK HOOPER

Taylors

August 2017

Appendix A – Instructions



4th August 2017

Mr Nick Hooper
Director
Taylors Development Strategists
8 / 270 Ferntree Gully Road
NOTTING HILL VIC 3168

Dear Mr Hooper,

**Fee proposal and expert witness instructions, 60 Gellies Road, Wildwood
Amendment C207 to the Hume Planning Scheme – Sunbury South PSP**

We act for Tranteret Pty Ltd (Tranteret), owner of the land known as 60 Gellies Road, Wildwood (the site). The site is within the area of the Sunbury South Precinct Structure Plan (PSP), which is proposed to be incorporated into the Hume Planning Scheme together with the Lancefield Road PSP by Hume Planning Scheme Amendment C207. The Amendment is proceeding to a Panel hearing commencing on 21 August 2017. Tranteret's submission in respect of the site is scheduled to be heard on 14 September 2017.

Tranteret seeks to engage you as an expert witness to prepare a report in respect of the site and appear at the Panel hearing on 14 September 2017.

We ask that your report:

- a. identify and confirm the development potential, if any, of the site;
- b. identify and recommend any potential modifications to the PSP documentation as it relates to the site; and
- c. identify and recommend any appropriate potential modifications to the planning controls as they relate to the site.

Please have regard to:

- The PSP and background documents, including but not limited to:
 - o Amendment VC68;
 - o the Sunbury Growth Corridor Plan;
 - o the Biodiversity Conservation Strategy;
 - o the Hume Planning Scheme (past and present);
- The site's physical characteristics, to the extent that your expertise allows;
- The VPA's comments in its letter dated 10 June 2016 as reproduced below; and
- The controls proposed to be applied by the Amendment and, if the site is suitable for development, which controls ought apply.

A draft of your report is required by **COB Tuesday 8th August 2017** so that it can be reviewed and comments provided. Your final expert witness report is to be provided by **COB Thursday 10th August 2017** so that it can be filed and served no later than 11 August 2017.

Your draft and final reports must be emailed to richard.strates@dominionpg.com



Please provide an emailed fee proposal at your earliest opportunity and advise when you require access to inspect the site and surrounds.

1 The site

The site is approximately 11.44ha in area. It is irregular in shape. It is bounded by:

- Gellies Road in the north;
- Another property (known as property 84 in the PSP) to the west;
- Emu Creek in the south-west;
- Another property (known as property 86 in the PSP) to the south;
- Rural properties to the east.

It is currently zoned Rural Conservation Zone – Schedule 1 and is subject to Environmental Significance Overlay – Schedule 1 (Rural Waterways and Environs) and Environmental Significance Overlay – Schedule 10 (Rural Conservation Area). There is a house and associated outbuildings and planted (mixed native and non-native) trees and shrubs.

The site was brought within the Urban Growth Boundary (UGB) in 2010 by Amendment VC68. The UGB now runs along the site's northern and eastern boundaries.

The part of the site within 100 metres of Emu Creek (the GGF CA land) is within Growling Grass Frog Conservation Area 21 as identified by the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (DEPI, 2013) and related documents and approvals.

Outside the GGF CA, the site is generally flat with slopes of less than 5%. In the GGF CA land, the site falls away with significant slopes towards Emu Creek.

2 The PSP

The site is within the *Sunbury South Precinct Structure Plan* (November 2016). A copy as exhibited is enclosed. The site is property 85 (Plan 4 – Land Use Budget, p 12).

The PSP does not envisage any development of the Site. The Property Specific Land Use Budget (pp 96-97) identifies the Site as comprising 4.82 ha 'conservation reserve' (uncredited open space) and 6.61 ha 'existing developed land', with a net developable area of 0.00 ha.

The GGF CA land is identified as 'conservation area', 'conservation reserve' and 'conservation' throughout. Plan 3 – Future Urban Structure (p 8) appears to also identify it as 'service open space in conservation area'.

The part of the site outside the GGF CA is identified as 'non urban land (existing)' (Plan 3 – Future Urban Structure, p 8) and 'rural land' (Plan 4 – Land Use Budget, p 12). In the majority of other Plans and Figures, the site is shaded with a green that has no corresponding key in the legend but that distinguishes the site from residential land elsewhere in the PSP area.

We note further that:

- Plan 5 – Image, Character, Housing and Heritage (p 14) and Plan 7 – Open Space (p 34) identify land with regionally significant landscape values. The site is not included.
- Figure 1 – Gellies Road Residential Concept Plan (p 18) identifies the site outside the GGF CA as being generally flat with areas of 'moderate slope' (5-10%) and 'steep' (10-15%).
- Plan 8 – Native Vegetation Removal and Retention (p 38) identifies areas of 'native vegetation that can be removed' on the site outside the GGF CA.



- Figure 8 – Conservation Area 21 (Eastern Section) – Conservation Area Concept Plan (p 40) indicates a shared path running from the GGF CA to the west of the site through the site outside the GGF CA. It also identifies a 30 metre ‘conservation interface zone’ along the boundary of the GGF CA.
- Plan 11 – Integrated Water Management (p 50) shows the site as outside any Drainage Service Scheme.

We also note that the owner of property 84, the property west of the site, has made submissions to the Amendment and Panel requesting designation as developable land. A copy of their submission on exhibition of the PSP is enclosed.

3 Proposed controls

In respect of the site, the Amendment proposes to retain the RCZ zoning, delete ESO1 and ESO10, and reapply ESO10 to the GGF CA land only.

Two new overlays are proposed to be applied:

- To the GGF CA land (i.e. the land to which ESO10 applies), Incorporated Plan Overlay – Schedule 3; and
- To the balance of the land, Incorporated Plan Overlay – Schedule 4.

4 Tranteret’s submissions and VPA’s position

In the early stages of the PSP’s development VPA indicated that the site would be partly suitable for residential development. On that basis, Tranteret (through us) wrote to the VPA on 13 August 2015 submitting that the 6.5 ha of the site fronting Gellies Road (that is, generally, the land outside the GGF CA) should be identified as residential.

By reply dated 10 June 2016, the VPA rejected that request and expressed the intention that the site would be designated as ‘landscape values’ with the intention of avoiding significant urban development, on the basis of:

- (a) the inclusion of the site within the UGB “*appear[ing] to be something of an anomaly, given that it is the only parcel within the UGB to the east of the Emu Creek*”;
- (b) the existing zoning and overlays applying to the land, including by reference to “*the environmentally significant values which have been identified over the land*”;
- (c) the location of the site east of Emu Creek as isolating it from the balance of the Sunbury South precinct, “*presenting clear servicing constraints*”; and
- (d) access to the site being “*highly dependent upon the existing single lane bridge that would require significant upgrades in the event that any urban development was to be supported...*”.

The VPA further said:

Should the landowner wish to make a submission during the exhibition of the Sunbury South PSP to pursue a residential development proposal for this site, the following would need to be clearly demonstrated:

- *That such urban development will not result in a socially isolated community;*
- *That the site can be development with a residential form that responds to the topographical and landscape features of the site;*
- *That the land can be appropriately serviced; and*



- *That the existing, single land bridge structure can be upgraded to an appropriate urban standard. This would require a funding strategy for these works to occur. Please note that given the fact that they are likely to be costly and would only benefit a relatively small future community, it would not be appropriate for these works to be funded through a DCP/ICP. Therefore any upgrade would need to be funded in association with the development of this land.*

On 31 July 2017, the VPA served on Panel parties further documents as to properties not serviced by any DSS. Those documents included a document titled “Proposed Planning Controls – Land Not Services By Development Services Scheme – Potentially Developable Land” (sic) and a plan titled “Potentially Developable Land – Land not serviced by Development Services Scheme” in respect of Sunbury South PSP. The latter identifies the site as ‘land not serviced by dss – undevelopable’.

We ask that you address these matters, to the extent your expertise allows, in your report.

5 Landscape/environmental values

In respect of the VPA’s reference to “the environmentally significant values which have been identified over the land” in its letter dated 10 June 2016, we have not identified any reference to environmental significance in any document save for the PSP’s identification of ‘native vegetation that can be removed’ at the site in Plan 8 – Native Vegetation Removal and Retention (p 38).

6 Your obligations as an expert witness

Please read the Planning Panels Victoria *Guide to Expert Evidence*, and ensure that your report complies with it. It is enclosed, and available electronically at:

https://www.planning.vic.gov.au/_data/assets/word_doc/0024/9483/G2-Guide-to-Expert-Evidence-April-2015.DOCX

We note, particularly, that as an expert witness:

- You have a paramount duty to the Panel and not to Tranteret.
- You have an overriding duty to assist the Panel on matters relevant to your expertise.
- You are not an advocate for Tranteret or any other party.

At the end of the report, you must declare that:

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

Please provide us with an unlocked PDF or Word format soft copy of your report. If you have any queries or would be assisted by further instructions, please ask.

Yours sincerely

Richard Strates
Director
Dominion Property Group
(03) 8199 7909



Enclosures

1. Planning Property Report
2. Sunbury South PSP (Exhibition)
3. Sunbury South & Lancefield Road PSPs Background Report
4. Amendment documents:
 - a. Explanatory Report
 - b. Proposed maps 7ZN, 7ESO and 7D-ESO
5. Letter from us on behalf of Tranteret to the VPA dated 13 August 2015
6. Letter from the VPA to us dated 10 June 2016
7. Tranteret's submission on exhibition dated 6 February 2017
8. The owner of property 84's submission on exhibition, undated
9. "Proposed Planning Controls – Land Not Services By Development Services Scheme – Potentially Developable Land"
10. Potentially Developable Land – Land not serviced by Development Services Scheme" (Sunbury South PSP)
11. Planning Panels Victoria *Guide to Expert Evidence*

Appendix B – Services Summary

60 Gellies Road, Wildwood Engineering Services Overview

Access
<ul style="list-style-type: none"> Primary access to the development from Gellies Road. Gellies Road is a 6.0-metre-wide, sealed, single carriageway, rural road. To the west of the Subject Site, there is a single lane bridge over Emu Creek.
Sewerage
<ul style="list-style-type: none"> The responsible authority for sewer reticulation is Western Water There are no reticulated sewer assets servicing the Subject Site. There are currently no plans from Western Water to service this catchment. The overall Sunbury South / Lancefield Road sewer catchment relies on a series of pump stations and rising mains to discharge sewage to an existing sewer main in Sunbury Road. The Subject Site would need to construct its own pump station and rising main and cross under Emu Creek either to the south to the properties that will develop off Sunbury Road, or west to Lancefield Road. The current process defined in the Western Water Land Development Policy will require the developer to apply for conditions from WW for reticulation of sewer throughout the development, and enter a deed agreement for the design and delivery of the works.
Water
<ul style="list-style-type: none"> The responsible authority for water supply is Western Water. Western Water has provided information about the location of existing water main infrastructure which shows an existing DN200mm potable water main in Gellies Road. The capacity of the DN200mm main is currently unknown, however Western Water does have plans to install a new DN600mm main in Lancefield Road which will increase supply to the area. The DN200mm main should be able to support initial development of the Subject Site and with upgrades in Lancefield Road, water supply should be satisfactory to the area. There is no recycled water reticulation service available to the Subject Site. The current process defined in the Western Water Land Development Policy will require the developer to apply for conditions from WW for reticulation of water throughout the development, and enter a deed agreement for the design and delivery of the works.
Stormwater
<ul style="list-style-type: none"> The responsible authority for main drainage is Melbourne Water. The Subject Site currently does not fall within the Melbourne Water Developer Services Scheme area. As such the subject site would be responsible for design and constructing stormwater quality treatment and detention infrastructure. Emu Creek has a high level of strategic importance to Melbourne Water and to DELWP for environmental and flora/fauna reasons. Consultation with Melbourne Water and DELWP will be required to confirm stormwater discharge and creek interface requirements. A fully detailed Surface Stormwater Management Strategy will need to be prepared and submitted to Council and Melbourne Water for approval. Consideration of overland flows from adjoining properties will be required for every stage of the development.

Electrical

- The responsible authority for electricity supply is Jemena.
- Jemena has provided information which shows overhead high voltage lines in Gellies Road. These lines are feed from HV feeders in Lancefield Road however are a single phase, local supply only and will only support initial stages of development.
- It is anticipated that a new 22kV three phase line will be required in Gellies Road to support ultimate development of the Subject Site.
- The subdivision will be provided with underground reticulated electricity in accordance with Jemena's normal subdivisional development guidelines. Kiosk Substation reserves are will be required within the proposed development to provide adequate low voltage electrical supply to all allotments.

Telecommunications

- Telstra currently has communication assets in Gellies Road and provides connectivity to the Subject Site. The existing network however will not support full development of the Subject Site.
- Preliminary consultation with National Broadband Network Co was undertaken and confirms that NBN service is currently being planned for the Subject Site, and is available in Lancefield Road. As the proposed development will likely comprise more than 50 dwellings, and NBN rollout has commenced in the immediate area, NBN Co is likely to accept the application to supply the development. A formal application to NBN Co, with development plan, will be required to confirm acceptance.
- The developer's responsibilities will include:
 - Design of pit and pipe infrastructure to NBN's specifications and standards and submit to NBN for review prior to installation
 - Installation of pit and pipe infrastructure to NBN's specifications and standards
 - Payment of NBN deployment contributions
 - Payment of any backhaul charges

Gas

- The responsible authority for gas supply is AusNet Services.
- There are no gas reticulation assets currently available to the Subject Site.
- Reticulated gas supply is available in Lancefield Road and it is anticipated that AusNet Services would extend the reticulation supply along Gellies Road to supply the Subject Site.
- A formal application is required to be submitted to AusNet Service, including a Masterplan Plan, in order to receive formal advice regarding gas supply and potential bring forward costs associated with network expansion.

Appendix C – VPA Appendix 11b Plan

- 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

