



URBAN DESIGN EVIDENCE STATEMENT

LANCEFIELD ROAD PSP &
APPLICATION FOR PLANNING PERMIT P18855

PREPARED BY ANDREW TAMME FOR
WINCITY DEVELOPMENT PTY LTD
14 AUGUST 2017

Table of Contents

1.0 Preliminary Information	3
1.1 Name and Address.....	3
1.2 Education and Experience	3
1.3 Area of Expertise	3
1.4 Expertise to Make the Report.....	3
1.5 Instructions	3
1.6 Report Preparation.....	3
1.7 Identity of Other Persons Relied upon in this Report.....	4
1.8 Summary of Opinions	4
1.9 Provisional Opinions Not Fully Researched	4
1.10 Matters Outside of My Expertise.....	4
1.11 Practice Note Declaration.....	4
2.0 Introduction.....	5
3.0 VPA Response to WINCITY'S C208 Submission.	6
4.0 Assessment to S96A Permit	15
5.0 Revised Town Centre Concept Plan	22
6.0 VPA Request for Further Information.....	23
7.0 Amended Plan – (Appendix C)	27
8.0 Conclusion	27

1.0 Preliminary Information

1.1 Name and Address

Andre Tamme, Urban Designer.

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:

- *Associate Diploma Survey and Mapping, RMIT*

My professional experience includes 20 years' experience in the Urban Development industry, comprising:

- *19 years, Urban Designer, Taylors Development Strategists*
- *1-year Draftsperson, Construct S.E.R.I*

1.3 Area of Expertise

Urban Design. I have been involved in the land development industry and spent most of that time practising in the field of Urban design, specialising in the design of residential, industrial, and commercial projects throughout Australia.

1.4 Expertise to Make the Report

I have considerable experience in the Urban Design considerations associated with the design of Residential Growth Areas. I have practised as an Urban Designer for over 15 years.

1.5 Instructions

I was instructed by Wincity Development Pty Ltd to provide my opinion on the following matters:

- Revised Section 96A Subdivision Masterplan
- The Revised Town Centre Concept Plan prepared by David Lock and Associates.

1.6 Report Preparation

In the preparation of this report I have reviewed:

- The Lancefield Road PSP.
- The submission to the VPA prepared on behalf of Wincity Development Pty Ltd.
- The s96A Permit Application (Ref: P18855).
- The Draft Planning Permit relating to the above application.
- The Request for Further Information dated 18 July 2017.
- The VPA Assessment of the s96A Permit Application
- The revised Town Centre Concept Plan prepared by David Locke and Associates.

(Appendix B)

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. The opinions in this report, however, remain my own.

1.8 Summary of Opinions

My opinions in relation to this site are attached:

It is my opinion that the s96A Permit application general accords with the incorporated Lancefield Road Precinct Structure Plan subject to the following changes:

- Item 1: a revised Subdivision Masterplan responding to the recommended requirements for translation into permit conditions.
- Item 2: The Emu Creek Town Centre Concept Plan, based on David Lock Town Centre Design HMC004, dated 19th June 2017, (Appendix B) be adopted with the changes outlined herein.

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: 14 August, 2017

2.0 Introduction

I have been asked by Wincity Development Pty Ltd to provide my expert opinion on Urban Design matters raised relating to the S96A Application (Ref: P18855) and the Revised Emu Creek Local Town Centre Concept Plan.

I have been asked to undertake:

- A review of the VPA response to the 96A Application; and
- A review of the revised Town Centre Concept Plan

This Statement has been structured in a manner that responds to each of the above items and a detailed assessment/response can be referred to as follows:

Section	Issue/s Considered
Section 3.0	VPA Response to WINCITY'S C208 Submission
Section 4.0	VPA Request for Further Information
Section 5.0	VPA Response to S96A Permit Application
Section 6.0	Revised Town Centre Concept Plan

3.0 VPA Response to WINCITY'S C208 Submission.

I have reviewed the response from the VPA regarding the 96A Application received via email on 27th July 2017, I provide the following response:

APP on behalf of WinCity (landowner and Permit applicant)			
REF	ISSUE RAISED	VPA COMMENT	MY OPINION
WinCity1	Supportive of the incorporation of the 'Lancefield Rd Precinct Structure Plan' (the PSP) into the Hume Scheme and the rezoning of the Wincity land parcel to Urban Growth Zone (UGZ) – Schedule 10 and Rural Conservation Zone (RCZ). Further clarification and suggested changes are detailed in this submission.	Support noted.	This will be addressed in the evidence of Nick Hooper.
WinCity2	Considering the Biosis assessment of the site's environmental values, as well as the sites topography and waterways Wincity has submitted to the VPA and DELWP that some areas currently zoned RCZ should be UGZ and conversely some areas of UGZ should be RCZ, as previously discussed with the VPA and DELWP. REFER submission for plans.	The majority of these areas are outside the GGF corridor, and hence no adjustment to the boundary of the corridor is required - the exhibited amendment already proposes to rezone a significant portion of this land to UGZ. Portions of the middle section proposed to be included within the UGZ will be able to be considered for development, subject to a satisfactory localised drainage response. A small portion of the southern section is currently inside the GGF corridor, and VPA are discussing changes in this locations with DELWP. It is expected that a formal application for GGF adjustments will be submitted to DELWP for assessment following Panel, but prior to adoption of the PSP	This will be addressed in the evidence of Nick Hooper.

WinCity3	40m setback from the escarpment is noted as a requirement of a setback from the break of slope even though the zoning is reliant on this topographical change. A more flexible approach should be considered that is responsive to a variety of on-site conditions and outcomes, via the adoption of a range of appropriate road cross sections. Details of this and comments about the requirements are shown further in this submission (REFER submission for requested alternate cross-section details).	The 40m 'interface with escarpment (visual)' has been applied to avoid the visual impact of development from within the creek corridor, adjacent to the creek itself. The VPA agree that where the creek corridor is less narrowly defined (e.g. where a gully/tributary extends from the creek), the 40m setback may not achieve this. The VPA are currently reviewing the application of the 40m mandatory setback in these locations, and will provide more information on our final position as part of our Part B submission to council.	This will be addressed in the evidence of Nick Hooper.
WinCity4	The BAL rating should be confirmed as per the local conditions, and an appropriate road cross section (as supplied) adopted to meet the defensible space setback. This should not exclude the option of increased setbacks within lots or appropriate building envelopes.	The PSP does not define standard BAL rating requirement for housing abutting the escarpment. There will therefore be scope for a range of bushfire management treatments. The Building Code of Australia was updated in May 2010 to provide greater protection for new housing constructed in areas of potential bushfire threat. The bushfire residential building standards covers the construction of new homes and alterations and additions to a house in the State of Victoria if the building is located in a mapped Bushfire Prone Area or Bushfire Management Overlay (BMO). This provides a higher minimum standard for bushfire resistant construction, affording new housing much stronger protection than was the case prior to 2010.	This will be addressed in the evidence of Nick Hooper.
WinCity5	Plan 5 - incorrectly labels 'interface with railway' on subject property.	This will be corrected.	This will be addressed in the evidence of Nick Hooper.

WinCity6	Cross section 'Regionally Significant Landscape: Escarpment top – 4.7. visually sensitive' implies that you must have 25.2 metres buffer distance to a carriageway easement from break of slope. There is a lack of clarity as to why this distance is required given that under this scenario, houses are in excess of 40 metres setback from the break of slope, even though visually that 40 metres includes substantial landscaping, shared path, and a 7.3 metres road carriageway. Where is the impact coming from? Additional clarity needs to be given as to whose view line is being protected and why.	See WinCity 3 above. The view lines being protected are from within the creek corridor itself.	This will be addressed in the evidence of Nick Hooper.
WinCity7	R44 - why within Cross section 'Regionally Significant Landscape: Escarpment top – visually sensitive' have the roads have been excluded from this 20 metres.	See above. The setback apply to development	This will be addressed in the evidence of Nick Hooper.
WinCity8	It appears Figures 4-7 are plans and not cross sections and there is no reference within the PSP document, which we can find, to 'Interface Cross Section' diagrams. These need to be made clear if they're referred to in the PSP.	Interface Cross Sections will be included, as per DELWP's submission.	This will be addressed in the evidence of Nick Hooper.
WinCity9	What is the purpose / specific requirement for the 30m 'conservation interface zone' as referred to on Figure 7? This is a poor use of serviceable land and should be deleted from the PSP and mapping.	The Conservation Interface Zone refers only to those areas within 30m of a conservation area boundary. It does not imply no development nor a specific buffer treatment.	This will be addressed in the evidence of Nick Hooper.
WinCity10	Suggest the notation on the determination of the break of slope line to be detained via survey rather than an arbitrary line on the plan as currently shown.	The break of slope line has been redefined based on a virtual 'Walk through' of the site, undertaken by the VPA, Council and Melbourne Water. It is therefore not considered necessary to enable any further refinements through a notation of this type. It is also important that the break of slope is defined in the PSP as the basis for determining zone boundaries in certain locations	This will be addressed in the evidence of Andrew Matheson.

WinCity11	Suggest the wording relating to the Linear open space within the Visually Sensitive Cross section is currently not adding towards the sites open space contribution and this is not acceptable.	The setback from the break of slope required in the visually sensitive cross section is required to allow urban development in a location with high landscape values. The development setback is for therefore principally for landscape reasons.	Noted
WinCity12	Plan 10 and Figure 7 – The sheer number of shared paths within proximity to each other on our client's property appears to be excessive and insufficiently justified. It is suggested a consolidated plan showing shared path network to ensure clear and sensible movement patterns.	The shared path network shown within the conservation areas on the Conservation Area Management Plan is indicative, and will be not be required as subdivisional works. The required shared path network as part of subdivisional works is limited to that shown on Plan 10	This will be addressed in the evidence of Nick Hooper.
WinCity13	Compared to other properties within the PSP, the Wincity is encumbered by a considerably greater area of wetlands / retarding basins that any other parcel within the precinct. It is noted that WL-13, WL-14 & WL-15 provide storm water retardation and quality treatment for external catchments or land outside the subject land and should be allocated for funding as these are a region resource for other upstream.	The DSS are designed based on Melbourne Water's 'Principles for Provision of Waterway and Drainage Services for Urban Growth' (16 principles). Melbourne Water has had extensive consultation and engagement with the drainage consultants of Wincity. Melbourne Water has outlined the process for designing Development Services Schemes and provided a detailed response to proposed changes to asset location. Based on extensive discussions, Melbourne Water is hopeful that WinCity can submit a proposed drainage layout which meets the objectives and requirements of the DSS. It must be noted that the current Section 96A application is not in accordance with the DSS and this position was outlined to the applicant in writing on 10th February 2017.	Drainage matters will be addressed in the evidence of Andrew Matheson.

WinCity14	WL-13 is at least 10-15 years away from development as it relies on Wincity's land being developed to create the need for its water retarding function. This will impact on the timing and development of other upstream land parcels located outside of Wincity's land holding.	Melbourne Water advises that temporary works can be provided on upstream properties if development occurs out of sequence (i.e. from top of catchment to the bottom). In isolation, this is not a sufficient reason to change the location of the DSS asset because there are many factors which have been considered in the location of this asset (topography, geomorphology etc.)	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity15	It is also noted that these are uncredited in the Land budget (section 2.3) as open space as is the considerable area of Landscape Values that remains unclear as to its location and why this is not a credited item given it is unusable land that can be adequately serviced.	Drainage assets required under a DSS are paid for by that DSS, and are therefore not credited through the ICP. The Landscape values areas are considered undevelopable for slope, water quality, or landscape reasons, however the VPA and MW are refining the landscape values areas to identify additional areas that may be able to be developed, subject to a localised drainage response.	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity16	In order to achieve a more equitable spread of assets and realize the benefits 5.15. of other storm water quality treatment technology on the subject land the following amendments to the Integrated Water Management Plan (and MW DDS) are proposed: a) Relocation of WL-12 into the south-east corner of the land located at 250 Lancefield Road.	See Win City 13	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity17	b) Relocation of WL-14 immediately to the west of the location shown in the PSP which could eliminate a separate drainage and sewerage sub catchment on the subject land and potentially remove the requirement for WL-16 (Sediment basin);	See Win City 13	Drainage matters will be addressed in the evidence of Andrew Matheson.

WinCity18	c) Relocate the component of WL-13 (or part thereof) which caters for the existing and proposed development on the western side of Lancefield Road to the western side of Lancefield Road;	See Win City 13	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity19	d) Relocate WL-15 downstream to the confluence of the two existing watercourses with the provision of a linear wetland or bio-retention cell / retarding basin which better responds the existing topography and vegetation to be retained;	See Win City 13	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity20	e) Re-orientation of WL-17 to better respond to the existing topography of this area (the longitudinal axis of the treatment / retarding basin should be oriented parallel to the contours);	See Win City 13	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity21	f) Consolidate WL-18 with WL-19 and relocate WL-19 either to the south east or south west of the location shown in the PSP which could eliminate a separate drainage and sewerage sub-catchment on the subject land;	See Win City 13	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity23	WL-13 is at least 10 -15 years away from development as it relies on Balbethan 5.17 and Huntley Lodge being developed to create they need for its water retarding function. Wincity should not be held to ransom given the long time frame for development to the north of its catchment.	See Win City 13	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity24	It is also noted that these are uncredited in the Land budget (section 2.3) as open space as is the considerable area of Landscape Values that remains unclear as to its location and why this is not a credited item given it is unusable land that can be adequately service.	Repeated item. See Wincity 15	Drainage matters will be addressed in the evidence of Andrew Matheson.

WinCity25	It is considered that bio-retention cells and / or floating wetlands respond to the opportunities and constraints on the subject land and would be more appropriate than traditional constructed wetlands. The following justification is provided:	Melbourne Water has considered the submission for alternative treatment types. Melbourne Water would not support the use of bio retention systems for catchment areas greater than 10 Hectares, consistent with the Melbourne Water 'MUSIC Guidelines' (2016) (pg. 19). Melbourne Water is required to provide a robust, cost-effective plan to manage the quality and increased quantity stormwater run-off as the Regional Floodplain Management and Drainage Authority. Based on the 'Principles for Provision of Waterway and Drainage Services for Urban Growth', Melbourne Water MUSIC Guidelines, constructability, future maintenance implications, we have developed a robust DSS.	Drainage matters will be addressed in the evidence of Andrew Matheson.
WinCity26	It is considered that due to the extent of overland flows from an external catchment to the west of Lancefield Road flowing through the southern-most parcel of land being 45 Gellies Road, that this property should be incorporated into the Oldbury MW DSS or funds made available to in the ICP to undertake some rehabilitation of the existing watercourse environs.	Based on the description, this property is located within the Sunningdale Avenue Development Services Scheme. Works must be in accordance with the DSS. The scheme boundaries (and works) are based on the 'Principles for Provision of Waterway and Drainage Services for Urban Growth'. It is noted that waterways are not an ICP item.	Drainage matters will be addressed in the evidence of Andrew Matheson.

WinCity27	Plan 7 – SR-03 should be located further north. This park is an impost that locates too much open space within Wincity's lands.	While there is a significant amount of drainage land on the submitters site, this is a product of the natural drainage of the land, with a number of significant tributaries of the Emu Creek crossing the land. Given the scale of the landholdings relative to the broader PSP, the planned, credited open space network across the site is not considered excessive.	This will be addressed in the evidence of Nick Hooper.
WinCity30	With specific regard to the Bulla Bypass, our client supports the VPA and Hume City Council (HCC) in their advocacy of the timing and delivery of the bypass, and is looking forward to seeing it pushed into earlier State budgeting cycles.	Noted. The Bulla Bypass is being actively planned for. VicRoads is currently reviewing the alignment of the Bulla Bypass with the view to applying a Public Acquisition Overlay through a Planning Scheme Amendment shortly. The Sunbury Infrastructure Co-ordination and Delivery Strategy	This will be addressed in the evidence of Nick Hooper.
WinCity31	UGZ10, point 3.11: Applications on land abutting Fire Threat Edge, reference is made to Plan 5 of the PSP documentation which is stated to show a 'Fire Threat Edge'. However this seems to be omitted from Plan 5 as we are unable to identify it. In addition, R17 also mentions a 'fire threat edge' defined on Plan 5 and refers to appropriate development setbacks. Clarification on where the fire threat edge is located will be essential in understanding the impact of development setbacks on yield. In addition, there also seems to be features missing from the legend such as identification of the primary school site on property number 23.	Following the receipt of additional work on bushfire, the fire threat edge will be deleted from the PSP and UGZ schedule.	This will be addressed in the evidence of Nick Hooper.

WinCity32	Section 4.9: Bushfire Risk of Schedule 10 to the UGZ requires a Site Management Plan assessing bushfire risk for any stage of subdivision. It is our view that the requirement for a SMP that addresses bushfire risk should be limited to those stages of subdivision abutting the RCZ only.	This is a standard requirement that relates to all stages of greenfield subdivision. Whilst the RCZ might represent a permanent fire threat, undeveloped land earmarked for future development will present a potential fire threat until such time as it is developed. A Site Management Plan is required to ensure that this threat is managed in the interim	This will be addressed in the evidence of Nick Hooper.
WinCity33	We also query the UGZ Decision Guidelines which reference the 'Sunbury Infrastructure Coordination and Delivery Strategy'. We are unclear of the status of this report or its contents.	The Sunbury Infrastructure Co-ordination and Delivery Strategy was exhibited alongside the PSP. However in response to other submissions, the VPA now propose to remove formal reference to this strategy in the PSP and the UGZ Schedule, and to treat this as a background document only	This will be addressed in the evidence of Nick Hooper.
WinCity34	In accordance with the amendments sought under section 3.2 of this submission, the boundary of the Incorporated Plan Overlay Schedules 3 and 4 will need to be altered in accordance with any boundary alterations between the RCZ and UGZ.	Agreed. The IPO will be modified to reflect changes in zone boundaries.	This will be addressed in the evidence of Nick Hooper.

4.0 Assessment to S96A Permit

PROV ID	PROVISION	ASSESSMENT	COMMENTS
Image & Character			
R7	Landscape features which include, or are likely to include, Aboriginal cultural heritage must be sensitively incorporated into the subdivision.	The interaction of the development with recorded aboriginal heritage item - Kingfisher Crest 2 is not clear – the item is on the edge of the development and its precise location should be shown against the CHMP to ensure the development is consistent with the CHMP	This matter will be covered in the evidence of Andrew Matheson.
G1	Subdivisions should respond to the topography and enhance the landscape features and view lines identified on Plan 5.	The subdivision protects the escarpment and only occupies the plateau on the land. Revegetation and managed drainage within the regionally significant landscape on the land will assist in enhancing the resilience of the escarpment to erosion in its new urban context.	This matter will be covered in the evidence of Nick Hooper.
Housing			
R10	<p>Subdivision of land within walkable catchments shown on Plan 3, which typically comprise residential land within:</p> <ul style="list-style-type: none"> • 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 must create lots suitable for delivery of medium or high density housing as outlined in Table 2, and achieve a minimum average density of 17 dwellings per net developable hectare (NDH). <p>Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the Responsible Authority, shall be considered.</p>	<p>Additional material is required from the applicant showing residential densities in the walkable catchment.</p> <p>The current application shows a residential density of 14DPH.</p>	<p>The Subdivision Masterplan has been revised to deliver a density of 16.7 lots/NDA, excluding the Residential Superlots.</p> <p>When including the Residential Superlots (with a likely density 30 dwellings/NDA-R), the Overall Density delivered within the S96A area will be 18.3 lots/NDA-R.</p>

Open space, Community facilities & Education			
R29	Open space must be provided generally in accordance with Plan 7 and Table 6 of this PSP.	<p>LP-24 (0.25ha), LP-25 (0.75ha), LP-26 (0.25ha) and the landscape open space associated with the escarpment and conservation area are shown on the land on PSP Plan 7. The application provides a 0.22ha local park (labelled town square) consistent with the location of LP-24 and a 1ha space consistent with the location of LP-25.</p> <p>LP-23 is also shown but this is likely to be developed as part of the subdivision north of the escarpment open space.</p> <p>The central local park should be reduced in size to more closely accord with the size guidance of 0.75ha in the PSP and from the municipal council. The application shows it as 33% larger than planned.</p>	<p>The Subdivision Masterplan has been updated and delivers:</p> <p>Local Park LP-24, at the north-east end of the Town Centre Main Street, as generally shown in the PSP.</p> <p>Local Park LP-25 size has been reduced to 0.75ha to accord with the PSP requirements.</p>

R32	<p>All local parks must be located, designed and developed in accordance with the relevant description in Table 6 and any local open space strategy to the satisfaction of the Responsible Authority. An alternative provision of land for local parks to that illustrated on Plan 7 is considered to be generally in accordance with this plan provided the local park:</p> <ul style="list-style-type: none"> • Is located so as to not reduce the walkable access to local parks demonstrated on Plan 7. • Does not diminish the quality or usability of the space for passive recreation. • Is equal to or more than the passive open space provision within the ICP. 	<p>Additional clarity as to the relationship of the requirement to R29 is required.</p> <p>The two local parks shown in the application vary from the sizes shown on Plan 7. However they meet the criteria for variation in that they remain in the same positions as on Plan 7 and retain their intended setting or qualities and their functionality for informal recreation.</p> <p>There is a small reduction in size of the townside park from 0.25ha to 0.22ha but also an increase from 0.75ha to 1.0ha in the central neighbourhood park resulting in an overall increase in the area of land provided for public open space.</p> <p>It is notable that a significant length of open space is provided along the top of the escarpment with plans for it to be landscaped and provided with recreational facilities.</p> <p>The 0.25ha LP-26 shown in the southeast of the land in the PSP is not shown on the plan. However this area of the application requires revision as a result of changes made to the PSP shortly before exhibition; changes to which the applicant was afforded an opportunity to respond.</p>	<p>The Subdivision Masterplan delivers local parks in line with the PSP expectations. LP-24 location and size generally accords with the PSP</p> <p>LP-25 area accords with the PSP, its' location generally accords with the PSP,</p> <p>LP-26 size and location are in general accordance with the PSP.</p>
Conservation Area Concept Plan			
G54	<p>Drainage of stormwater wetlands should be designed to minimise the impact of urban stormwater on the biodiversity values of the conservation area.</p>	<p>Further assessment required against drainage scheme.</p>	<p>This matter will be covered in the evidence of Andrew Matheson.</p>
Public Transport			
R66	<p>Bus stop facilities must be designed as an integral part of town centres and activity generating land uses such as schools, sports reserves, and employment areas.</p>	<p>Bus stop locations have not yet been determined by the public transport authority.</p>	<p>This matter will be covered in the evidence of Nick Hooper.</p>

Integrated Water Management			
R73	Final design and boundary of constructed waterway corridors, retarding basins, wetlands, stormwater quality treatment infrastructure and associated paths, boardwalks, bridges and planting, must be to the satisfaction of Melbourne Water and the Responsible Authority.	The applications does not accord with the drainage layouts shown in the PSP and requires revision following further consultation with Melbourne Water.	This matter will be covered in the evidence of Andrew Matheson.
R74	Stormwater conveyance and treatment must be designed in accordance with the relevant development services scheme or drainage strategy, to the satisfaction of Melbourne Water and the Responsible Authority including: <input type="checkbox"/> Overland flow paths and piping within road reserves will be connected and integrated across property/parcel boundaries. <input type="checkbox"/> Melbourne Water and the Responsible Authority freeboard requirements for overland flow paths will be adequately contained within the road reserves.	The applications does not accord with the drainage layouts shown in the PSP and requires revision following further consultation with Melbourne Water.	This matter will be covered in the evidence of Andrew Matheson.
R75	Stormwater runoff from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for Urban Stormwater Management (1999) prior to discharge to receiving waterways.	The applications does not accord with the drainage layouts shown in the PSP and requires revision following further consultation with Melbourne Water.	This matter will be covered in the evidence of Andrew Matheson.

R76	Stormwater conveyance and treatment must ensure impacts to native vegetation and habitat for Matters of National Environmental Significance within conservation areas are minimised to the greatest feasible extent. Where practical natural or predevelopment hydrological patterns must be maintained in these areas.	The impacts of stormwater management on conservation area 22 is not clear. This issue will require assessment following revisions to the stormwater management system required above.	This matter will be covered in the evidence of Andrew Matheson.
R77	The regional stormwater harvesting scheme designed to reduce the volume of stormwater discharge to receiving waterways and their tributaries must be nominated in the approved regional integrated water management plan for the precinct	Not clear what this condition is seeking from the application or whether it is relevant to the application. If it seeks consistency with a regional plan by a water or drainage authority such a matter can be satisfactorily addressed under permit condition by those authorities.	This matter will be covered in the evidence of Andrew Matheson.
R78	Development must have regard to the relevant policies and strategies being implemented by the Responsible Authority, Melbourne Water and Western Water, including any approved integrated water management plan.	The applications does not accord with the drainage layouts shown in the PSP and requires revision following further consultation with Melbourne Water.	This matter will be covered in the evidence of Andrew Matheson.

R79	Water management features proposed in conservation areas must accord with the relevant design requirements prepared by the Department of Environment, Land, Water and Planning (DELWP) for water management assets in conservation areas identified in the Biodiversity Conservation Strategy. Approval from DELWP is required for any additional water management features in conservation areas.	The impacts of stormwater management on conservation area 22 is not clear. This issue will require assessment following revisions to the stormwater management system required above.	This matter will be covered in the evidence of Andrew Matheson.
R68	Development should support and facilitate the use of alternative water supplies nominated in the approved integrated water management plan for the precinct.	It is not clear what plan or document is referred to as being the 'approved integrated water management plan for the precinct'.	This matter will be covered in the evidence of Andrew Matheson.
R69	Maximise the potential for integration of stormwater management infrastructure with recreation and environmental uses in open space where this does not conflict with the primary function of the open space.	There is likely to be significant integration of stormwater management with the landscape open space to be set aside around the Emu Creek tributary. Assessment by Melbourne Water required.	This matter will be covered in the evidence of Andrew Matheson.
G71	The design and layout of roads, road reserves, car parks and public open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design initiatives such as rain gardens and locally treated storm water for irrigation.	The applications does not accord with the drainage layouts shown in the PSP and requires revision following further consultation with Melbourne Water.	This matter will be covered in the evidence of Andrew Matheson.

G72	Increase the use of fit-for-purpose alternative water sources such as storm water, rain water and recycled water.	No provision is made to use retained storm water for irrigation. Further review is required by Melbourne Water, Western Water and the Hume City Council.	This matter will be covered in the evidence of Andrew Matheson.
Utilities			
R81	Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges.	The application does not propose to use common trenching. It is not clear how achievable this is given the conflicting requirements and determining referral authority status of service authorities.	This matter will be covered in the evidence of Andrew Matheson.
Retarding Basins Table			
	<div>WI-15 3.40 Retarding Basin Generally located as shown on Plan 11 Council</div> <div>WI-17 2.70 Retarding Basin Generally located as shown on Plan 11 Council</div>	WI-15 and WI-17 are shown on the land in the PSP. Neither of these assets are represented on in the application. The application requires revision following further consultation with Melbourne Water.	This matter will be covered in the evidence of Andrew Matheson, however the Subdivision Master plan has been updated to deliver retarding basins WI-15 and WI-17 in accordance with the “Potentially Developable Land – Land not serviced by Development Service Scheme” (refer to Appendix A) as circulated by the VPA.

5.0 Revised Town Centre Concept Plan

Background

An updated design for the Emu Creek Local Town Centre, by David Lock and associates (DLA), reference: HMC004, 19th June 2017, was circulated by the VPA on 29th June 2017 –(Appendix B)

Assessment of DLA Plan

The DLA layout generally accords with the submitted Wincity Town Centre Plan (ref 08618 Concept 12 TC, dated 10/06/15), with the following differences:

- Increased setback from Lancefield Rd to indicative built form element.
- The straight section of the intersection with Lancefield Road has been revised to include a sweeping bend from the Lancefield Rd widening.
- The Main Street has the midpoint bend removed, creating a straight alignment to the eastern creek environs.
- The Community Centre site has been relocated from being attached to the northern portion of the school site, to the northern and eastern end of the Main Street.
- A Local Access Street has been introduced between the Anchor Retail and the main southern car park.
- The Town Square has been removed and replaced with a Plaza that adjoins the Main Street and the internal Local Access Street.

Response.

Wincity are accepting of the currently proposed layout with the following revisions:

1. Reduce setbacks of built form elements from Lancefield Road, as there appears to be no justification for such a large setback.
2. Remove the local access street between the Anchor Retail and Main Southern Carpark, and replace with a notation stating, “potential access point”.
3. Revise the location of the Community Site as per the current Wincity Application, to be co located with the Government School Site.
4. Introduce Wetland WL-15 to accord with size and location as per “Potentially Developable Land – Land not serviced by Development Service Scheme. (Appendix A)
5. The inclusion of a shared path within the road reserve adjoining the south side of the town centre.

6.0 VPA Request for Further Information

I have reviewed the Request for Further information from the VPA regarding the 96A Application dated 18th July 2017, I provide the following response:

Item ID	Changes to the application	Expert Response
RFI 1	Break of Slope issued	Noted.
RFI 2	Ensure Subdivision Plans are annotated with the dimension between the break of slope and the nearest lot boundary along the western edge of the residential subdivision as necessary to illustrate how the subdivision delivers the setback outcomes sought by the PSP.	The Subdivision Masterplan includes setback dimensions from; the break of slope (issued by the VPA on 18 th July 2017) and the nearest lot boundaries along the western interface of residential subdivision within the S96A area. A minimum buffer distance of 12.5m has been achieved to in order to deliver the desired outcomes as shown on the Escarpment Top - Non Visually Sensitive Road Cross Section.
RFI 3	Please note Melbourne Water's submission to Hume C208 and the draft Oldbury Drainage Service Scheme. Please ensure revised submission plans address the draft scheme.	The Subdivision Masterplan has been updated to reflect the land shown on the plan labelled "Potentially Developable Land – Land not serviced by Development Service Scheme" (Appendix A)
RFI 4	The exhibited Lancefield Road Precinct Structure Plan, as R10, requires subdivision to provide for a minimum average housing density of 17 dwelling per net developable hectare on land described in the PSP as 'walkable catchment boundary'	The Subdivision Masterplan has been revised to deliver a density of 16.7 lots/NDA, excluding the Residential Superlots. When including the Residential Superlots (with a likely density 30 dwellings/NDA-R), the Overall Density delivered within the S96A area will be 18.3 lots/NDA-R.

RFI 5	<p>With regard to 'residential super lots' shown on your plans around the town centre, provide wither:</p> <ul style="list-style-type: none"> a. A revised plan showing a road between these lots and the adjacent tributary and its open space; or b. Conceptual building envelopes, including approximate and dimensioned vehicle and pedestrian access points, for each lot that ensure: <ul style="list-style-type: none"> i). separation between building sufficient to allow for views between buildings down the gully towards Emu Creek from the abutting connector street and town centre and towards the town centre from the path along the top of the gully; ii) future buildings can provide a positive address to the gully; iii). Reasonable and context responsive building setbacks from all side boundaries; iv). Demonstrate how the subdivision will provide for reasonable, safe and efficient access to the gully adjacent those super lots to accommodate access for future occupants and ongoing maintenance of the gully as an open space. 	<p>The revised Subdivision Masterplan shows a road reserve between the Superlot boundary and the adjacent open space.</p> <p>This road reserve will take the form of a 7m wide laneway, and will deliver the appropriate interface between the residential superlots and the future open space.</p>
RFI 6	<p>Ensure the centrally located local park is in the order of 0.75ha in area.</p>	<p>The Subdivision Masterplan has been updated so that the local park LP-25 has an area of 0.75ha.</p>

RFI 7	Remove, reconfigure, or provide a non-public ownership model to the walk-through green space located midway along the terrace row of the norther side of the central local park.	The Subdivision Masterplan has been revised to remove the walk through green space.
RFI 8	Note that the permit conditions will be imposed requiring temporary turnaround roads at the southern edge of the residential development.	Noted. No further action required.
RFI 9	Adjust the road angle or the splay of the corner lot at the intersection of Street E and Street D to allow for safe sight lines for drivers turning left from Street E into Street D.	<p>The Subdivision Masterplan has been updated to reflect changes to the road structure in this area, due to amendment to the break of slope location, the escarpment interface and buffer.</p> <p>The revised Subdivision Master plan design delivers reduced angles between road intersections in this area.</p> <p>Enlarged splays have also been created where appropriate to facilitate for safe sight-lines.</p>
RFI 10	Parts of the proposed tree reserves between loop road and lots fronting Lancefield Rd are not present or appear too narrow to sustain anti-glare planting or barriers. Make adjustments to the plan or provide material that demonstrates how sustainable anti-glare planting will be achieved along the whole of this interface.	<p>The revised Subdivision Masterplan delivers a mixture of internal service (loop) roads and tree reserves. The design adopts a road width of 14.8m wide, as delivered by the 'Non Visually Sensitive Escarpment Cross-Section.</p> <p>It is envisaged that the delivery of this road cross section and tree reserves can provide opportunities for tree planting and barriers where appropriate.</p>
RFI 11	A number of local cross roads are proposed in the subdivision. Hume CC will require these to be managed via a developer funded	Noted.

	roundabout constructed prior to statement of compliance.	
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7.0 Amended Plan – (Appendix C)

As a consequence of Council's RFI response, the issuance of a revised Town Centre Plan and the various responses from the VPA to the Wincity submission, the S96A Subdivision Masterplan has been amended and will be circulated as part of the evidence statements being circulated on 14 August 2017.

The amended plan has the following summary of changes:

- Revised Town Centre extents and Main Street alignment.
- Revised break of slope extents and delivery of a minimum of 12.5m wide landscape buffer.
- Revised layout to accommodate the required location and size of wetlands and local parks.
- Revised layout around the break of slope buffer and Lancefield Rd interfaces.

8.0 Conclusion

It is my opinion that the revised Subdivision Masterplan (APPENDIX C) responds to the recommended requirements received, and that a permit for the Wincity Section 96A Application should be granted.

It is my opinion that the Emu Creek Local Town Centre, created by David Lock and associates (DLA), reference: HMC004, 19th June 2017 be adopted, with the following changes;

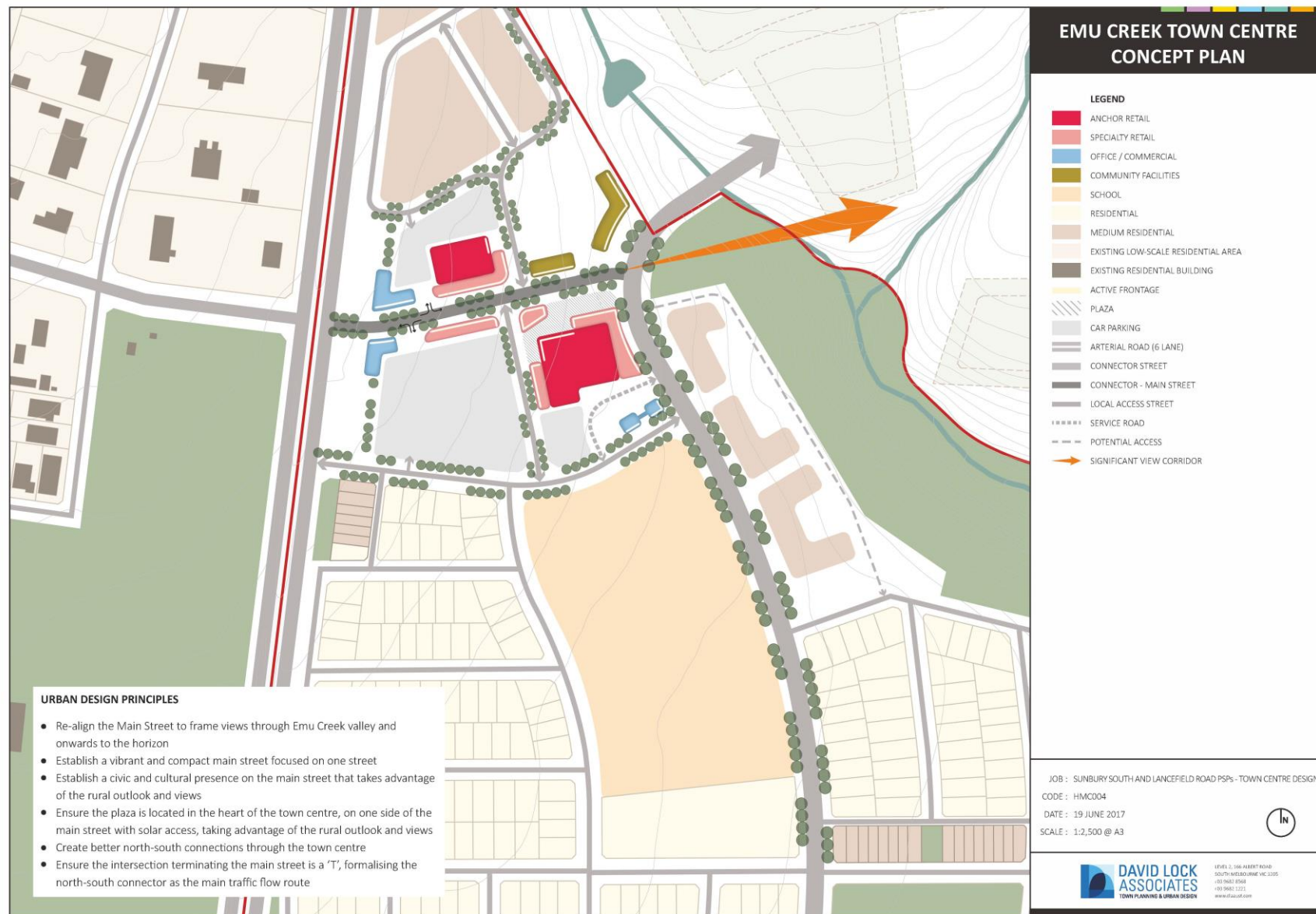
1. Reduce setbacks of built form elements from Lancefield Road, as there appears to be no justification for such a large setback.
2. Remove the local access street between the Anchor Retail and Main Southern Carpark, and replace with a notation stating, "potential access point".
3. Revise the location of the Community Site as per the current Wincity Application, to be co located with the Government School Site.
4. Introduce Wetland WL-15 to accord with size and location as per "Potentially Developable Land – Land not serviced by Development Service Scheme. (Appendix A)
5. The inclusion of a shared path within the road reserve adjoining the south side of the town centre.

ANDREW TAMME

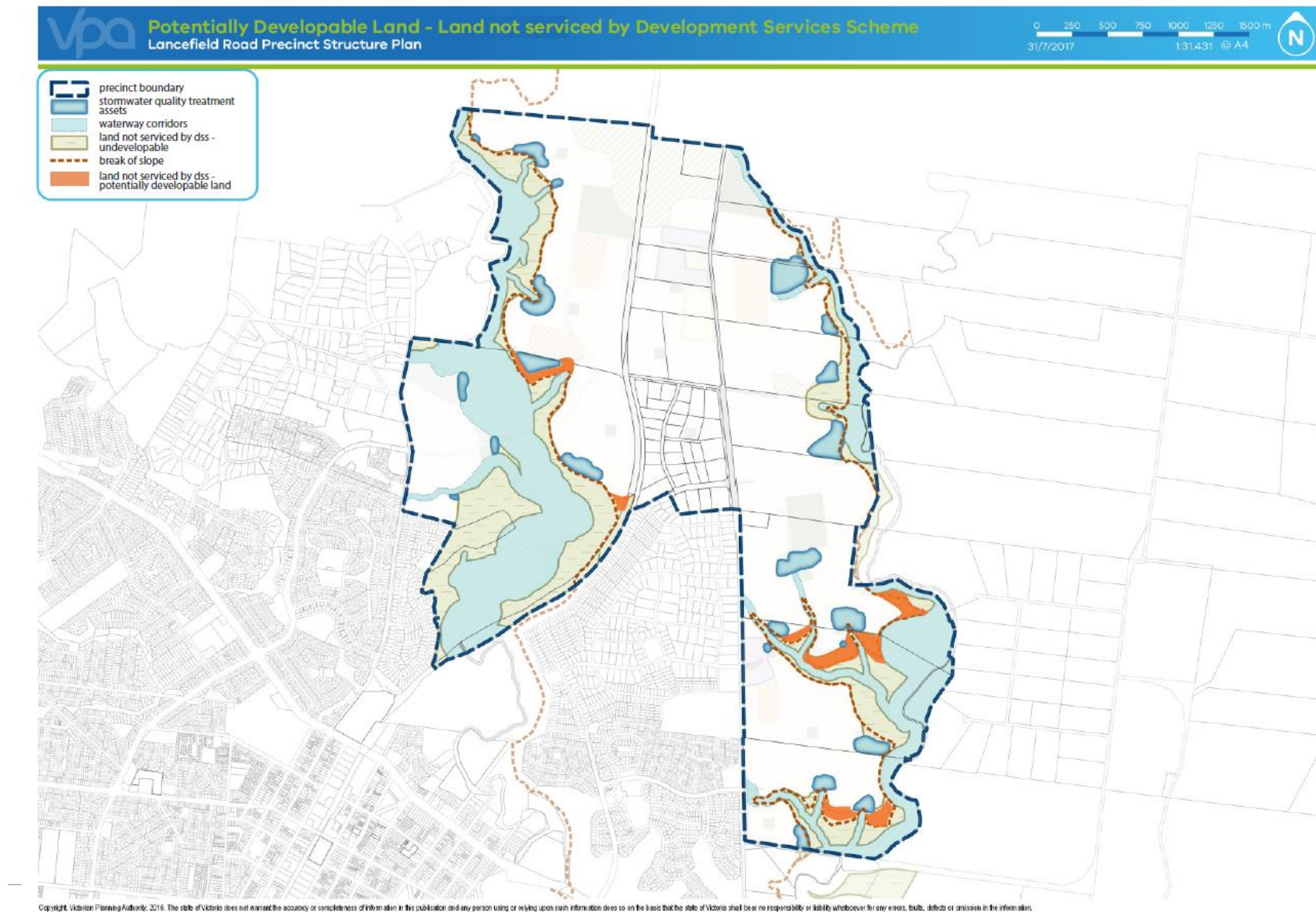
Taylors

14th August 2017

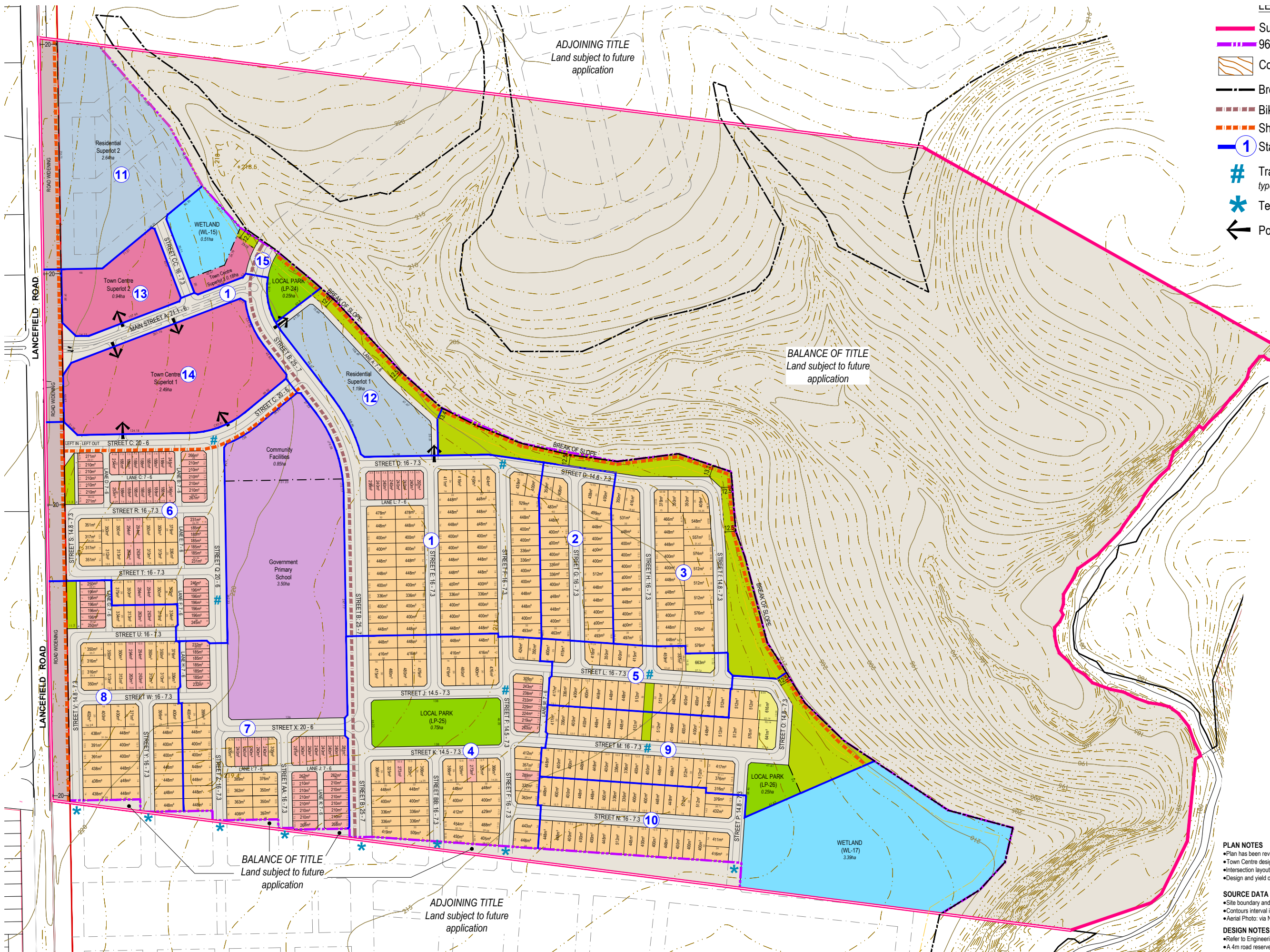
Appendix A – Revised Town Centre Plan



Appendix B – Potentially Developable Land – 31 July 2017



Appendix C – Revised Subdivision Masterplan



- LEGEND**
- Subject Title
 - 96A Application Boundary
 - Contours - 1m interval
 - Break of Slope via VPA
 - Bike Path; off road
 - Shared Path
 - 1 Stage Boundary & Number
 - # Traffic Control device; type & location subject to detailed design
 - * Temporary Turning circle
 - ← Potential Access

<Road labels>
STREET C: 20 - 6
street i.d. road width carriageway width

OVERALL TITLE AREA	103.47 ha
APPLICATION AREA	49.65 ha
Balance Site within Application Area	53.82ha
Lancefield Rd 20m PAO	1.70ha
Community - School Site	3.50ha
Community - Facilities Site	0.85ha
Open Space - Drainage	3.90ha
Open Space - Landscape	2.17ha
Open Space - Local Parks	1.25ha
sub total	13.37ha

NET DEVELOPABLE AREA (NDA)	36.276 ha
Town Centre	3.61ha
Main St (servicing T.C.)	0.49ha
sub total	4.10ha

NET DEVELOPABLE AREA RESIDENTIAL (NDA-R)	32.172 ha
Landscape Reserve	0.18ha
Road Reserve	10.75ha
Residential Superlots	3.84ha
Residential Lot Area	17.41ha
sub total	32.172ha

RESIDENTIAL LOT YIELD (excluding Superlots)	472
Yield	369 m ²
Average	16.7 lots/NDA-R
Density (excluding Superlots)	185 m ²
Range (min - max)	664 m ²

RESIDENTIAL SUPERLOT YIELD - ESTIMATED	115
Yield @ 30 dw/ha (approx)	18.3 lots/NDA-R
Overall Density	

Lot Schedule by Area (excluding Superlots)	119	25%
0 - 299m ²	350	74%
300m ² - 599m ²	3	1%
600m ² +	472	100%
total		

PLAN NOTES

- Plan has been revised upon feedback from VPA and Council.
- Town Centre design & extents derived from VPA issued Masterplan.
- Intersection layout is subject to final detailed design.
- Design and yield of Residential Superlot is subject future application.

SOURCE DATA

- Site boundary and features derived from Taylors Survey 08618/D3.
- Contours interval is 1.0m.
- Aerial Photo: via Nearmap under agreement.

DESIGN NOTES:

- Refer to Engineering Functional Layout Plans for further details on Vehicle Crossovers locations.
- A 4m road reserve (walk) to be delivered in front of all lots fronting a Council reserve.