

**WHERE TO INSPECT THE DETAILS  
AND HAVE YOUR SAY**

Electronic copies of the Lindum Vale PSP and accompanying documentation for Amendment C205 to the Hume Planning Scheme are available from:

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

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

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

You can also review these documents in hardcopy during business hours, Monday to Friday, at the locations listed below:

**VICTORIAN PLANNING AUTHORITY**

Level 25, 35 Collins Street  
MELBOURNE VIC 3000

**HUME CITY COUNCIL**

1079 Pascoe Vale Road  
BROADMEADOWS VIC 3047

**MAKING A SUBMISSION**

Submissions on Amendment C205 to the Hume Planning Scheme must be made in writing to the Victorian Planning Authority (VPA) and sent to the postal address below or via email to [amendments@vpa.vic.gov.au](mailto:amendments@vpa.vic.gov.au).

Please ensure that any submissions relating to the Amendment are received by **Monday, 2 October 2017**.

**INFORMATION SESSION**

**Tuesday 12 September between 4:30pm and 7:30pm**  
at The Global Learning Centre – 75-95 Central Park Ave,  
Craigieburn VIC 3064.

The drop-in information session will give you an opportunity to discuss the plan with the VPA and Council. If you are unable to attend but still wish to discuss the plan, please contact us to arrange a separate meeting time.

**FOR MORE INFORMATION PLEASE CONTACT**
**Stephen Davis**

Strategic Planning Manager  
[stephen.davis@vpa.vic.gov.au](mailto:stephen.davis@vpa.vic.gov.au)

**Tony Marks**

Senior Strategic Planner  
[tony.marks@vpa.vic.gov.au](mailto:tony.marks@vpa.vic.gov.au)

**Steve Barclay**

Senior Urban Planner  
[steve.barclay@vpa.vic.gov.au](mailto:steve.barclay@vpa.vic.gov.au)

Victorian Planning Authority  
Phone: (03) **9651 9600**

**WHAT WE DO WITH YOUR SUBMISSION**

Submissions are provided to the Victorian Planning Authority in accordance with Part 3 of the *Planning and Environment Act 1987* (Act). Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment. If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. As required by the Act, your submission will be made available for public inspection at the premises of the VPA until two months after gazettal of the resulting planning scheme amendment. Your submission will also be made available on the VPA website during this time. If you are a private individual, your contact details will be removed from your submission before it is published on our

website, but may be shared with other government agencies or local councils. Contact details do not include the address of land that is the subject of your submission. By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the VPA website at [www.vpa.vic.gov.au](http://www.vpa.vic.gov.au) or phone the VPA (9651 9600). Disclaimer: This publication may be of assistance to you but the VPA and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.


**CONTACT US**
**VICTORIAN PLANNING AUTHORITY**

Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | [info@vpa.vic.gov.au](mailto:info@vpa.vic.gov.au) | [www.vpa.vic.gov.au](http://www.vpa.vic.gov.au)

The VPA is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would you like to receive regular email updates on the work of the VPA, please register via our website [www.vpa.vic.gov.au](http://www.vpa.vic.gov.au)



## A NEW COMMUNITY AMONGST THE RIVER RED GUMS

The Victorian Planning Authority (VPA), in consultation with Hume City Council and Government agencies, has prepared the Lindum Vale Precinct Structure Plan (PSP) to guide new urban development in Lindum Vale. This precinct will provide up to 1,500 new homes to accommodate a population of approximately 4,200 people.

The PSP applies to approximately 144 hectares of land generally bounded by Mount Ridley Road to the south, Mickleham Road to the west, the Merrifield West PSP area to the north and the existing rural living residential estate to the east. The precinct will connect to the approved Merrifield West precinct area to the north and the future Craigieburn West PSP area to the south, where pre-planning commenced mid 2017.

Development of the precinct will create a high amenity urban environment through the provision of well-designed streets, pedestrian and cycle friendly infrastructure, with a network of

attractive open spaces and parks. The future community will contribute to facilities in the adjoining precincts of Merrifield West and Craigieburn West including sporting reserves and community facilities such as a library, kindergarten and a maternal child health centre.

The precinct also plans for a future local convenience centre and a network of on and off-road bicycle paths and pedestrian links, which will encourage various modes of transport.

**THE PLAN**

The Lindum Vale Future Urban Structure plan is shown overleaf. The Future Urban Structure forms an integral part of the overall PSP. The PSP will guide the future urban development of Lindum Vale.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C205 TO THE HUME PLANNING SCHEME  
UNDER SECTION 19 OF THE *PLANNING AND ENVIRONMENT ACT 1987*.



## VISION

Lindum Vale will provide residents with a distinctive urban environment influenced by the unique natural, cultural and historic heritage features of the precinct. The precinct will accommodate approximately 1,500 dwellings on a range of lot sizes. Future residents will have access to large areas of open space and convenient access to education and community facilities in the adjacent Merrifield West PSP and the future Craigieburn West PSP areas.

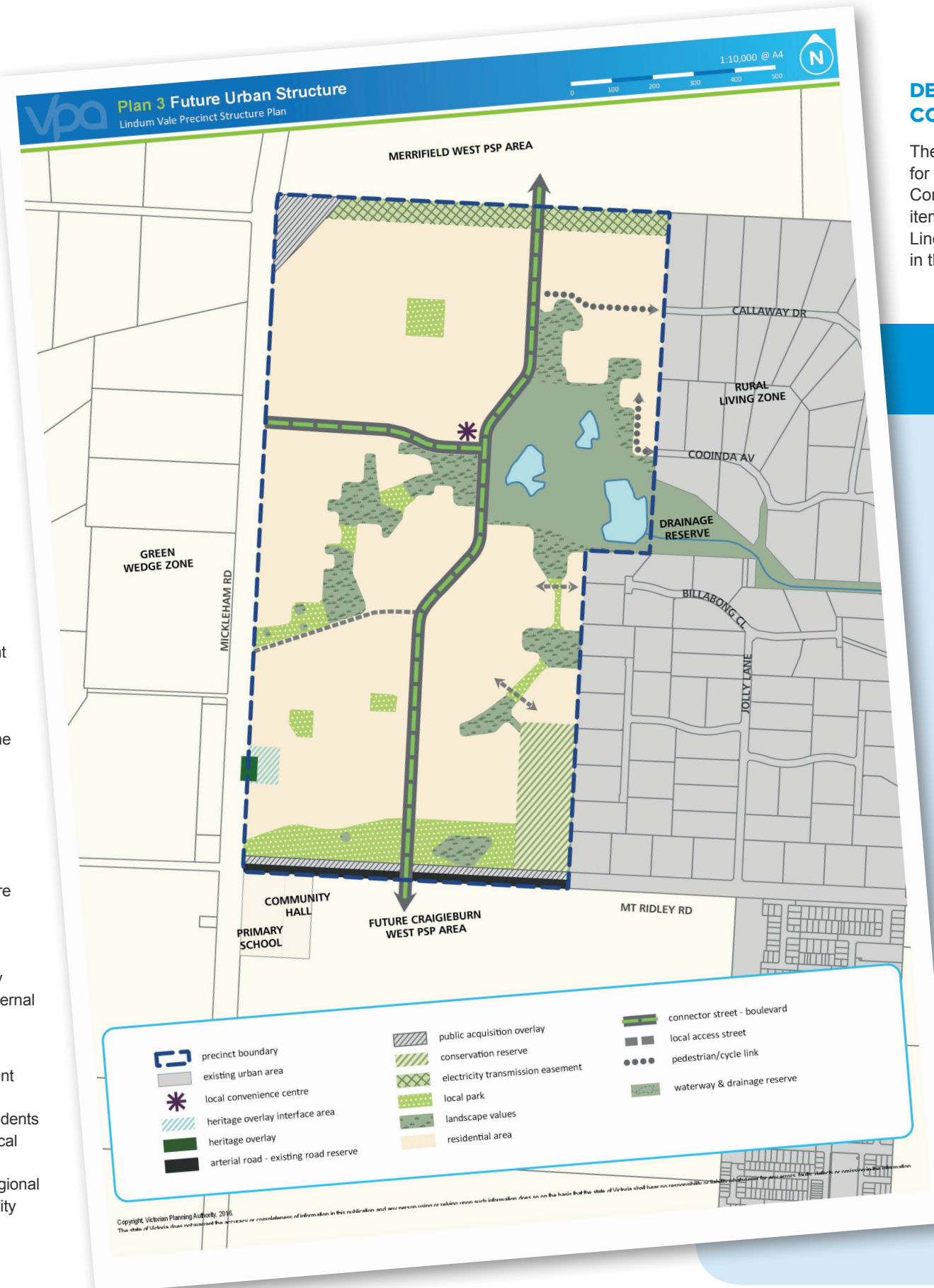
Development will respond to the area's landscape values by integrating the mature indigenous trees across the precinct and the native grasslands in the south-east corner of the precinct. The heritage value of the former Parnell's Inn will also contribute to the creation of a strong neighbourhood character. Development within the precinct will incorporate the Parnell's Inn site and complement its heritage values in accordance with the existing Heritage Overlay affecting the site. Development within Lindum Vale will sensitively address the rural residential character of existing development adjacent to the eastern boundary of the precinct.

A network of local parks incorporate the majority of indigenous trees to create a strong neighbourhood character with links to the broader open space network, including Mount Ridley Woodland Reserve, Malcolm Creek and Merri Creek. A centralised local park will accommodate a wetland and stormwater treatment areas, with links to the adjoining open space reserve within the rural-residential neighbourhood to the east of the precinct.

A conservation area in the south-east corner protects and enhances native grasses and Golden Sun Moth habitat, protected by the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act).

Planned regional and district scale recreation opportunities are located nearby at the Mount Ridley Woodland Reserve and further north within the Merrifield Park precinct. District level playing fields and indoor recreation facilities in the Merrifield West PSP and the future Craigieburn West PSP will be easily accessible from Lindum Vale via Mickleham Road and the internal street network connecting Mount Ridley Road to the future Merrifield Park.

The future community at Lindum Vale and those living adjacent to the precinct will have access to a centrally located local convenience centre, providing small scale retail options. Residents will also be able to access services and facilities within the local town centre in Merrifield West and the Mickleham (Merrifield) Major Town Centre, which will include a range of local and regional employment land, retail, commercial, education and community facilities.



## DEVELOPMENT INFRASTRUCTURE AND THE INFRASTRUCTURE CONTRIBUTIONS PLAN

The Victorian Government has recently passed new legislation to introduce a new simpler system for funding the provision of basic and essential local infrastructure, referred to as an Infrastructure Contributions Plan (ICP). A plan showing the location of funded local infrastructure items (i.e. ICP items) can be viewed within the Draft Lindum Vale PSP. Due to the relatively small size of the Lindum Vale PSP, development will contribute to sports reserves and community facilities located in the adjoining areas of Merrifield West and Craigieburn West.

## Implementing the plan – proposed changes to the Hume Planning Schemes

The amendment proposes changes to the Hume Planning Scheme to facilitate the development of land within the Lindum Vale precinct in accordance with the vision for urban growth outlined in the Lindum Vale PSP.

Specifically, the amendment proposes the following changes to the Hume Planning Schemes:

- Inserts Schedule 9 to Clause 37.07 Urban Growth Zone (UGZ) into the Hume Planning Scheme and rezones part of the land from Farming Zone (FZ) to UGZ Schedule 9 (UGZ9) within the amendment area. Schedule 9 sets out the land use and development controls for the precinct. In addition, the schedule requires land use and development within the amendment area to be generally in accordance with the Lindum Vale PSP;
- Inserts Schedule 9 to Clause 37.01 Special Use Zone (SUZ) into the Hume Planning Scheme and rezones part of the land from Farming Zone (FZ) to the SUZ Schedule 9 (SUZ9) for land within the transmission easement within the amendment area;
- Rezones land from Farming Zone (FZ) to Rural Conservation Zone (RCZ) to land within the Conservation Reserve, located in the south-east corner of the precinct;
- Inserts Schedule 3 to Clause 43.03 Incorporated Plan Overlay into the Hume Planning Scheme and applies IPO Schedule 3 (IPO3) to land zoned Rural Conservation Zone within the amendment area;
- Deletes the Environmental Significance Overlay – Schedules 8 (ESO8) and 11 (ESO11) from the precinct;
- Deletes the Development Plan Overlay - Schedule 8 (DPO8) from the precinct;
- Amends the Schedule to Clause 52.16 (Native Vegetation Precinct Plan) to include the Lindum Vale Native Vegetation Precinct Plan, to manage native vegetation within the precinct;
- Amends the Schedule to Clause 52.37 to identify dry stone wall exempt from requiring a planning permit.
- Amends the Schedule to Clause 61.03 to update relevant maps; and
- Amends the Schedule to Clause 81.01 to include two new incorporated documents titled 'Lindum Vale Precinct Structure Plan' and 'Lindum Vale Native Vegetation Precinct Plan'.

### Note:

The Lindum Vale Infrastructure Contributions Plan (ICP) will be introduced via a separate amendment and will introduce the associated Infrastructure Contributions Plan Overlay Schedule 1 (ICPO1), applying it to the land within the amendment area.