



Victorian Planning Authority
c/- Amendment C205 Lindum Vale
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Dear Paul Byrne.

SUBMISSION TO AMENDMENT C205 HUME PLANNING SCHEME

Thank you for the opportunity to make a submission to this Amendment. As an owner of property in the adjoining rural residential precinct, I am concerned about the separation of planning for Lindum Vale from the remaining rural residential precinct. The excision of part of the inter urban break for urban development should not occur without a review of the entire inter urban break area.

The land subject to the PSP is equally part of the “inter urban break” as it was conceived in the Council’s policy and the Development Plan Overlay- schedule 8 (DPO8) applies to both the Lindum Vale PSP area and to the rural residential precinct to the east.

The Hume Corridor Integrated Growth Area Plan 2014 while identifying this land as “Lindum Vale”, also suggests that its development should be Residential development *reflective of Inter Urban Break* principles subject to a PSP. It is identified as a “Location for large blocks and lifestyle blocks” in the growth area plan and the precinct is described as having a transition in larger lots in the south to the north.

I cannot see how the proposed PSP is reflective of inter urban break principles, rather being merely an extension of the standard approach to urban development. For example, the setback to existing rural residential properties is minimal.

The rural residential area was clearly subdivided with the future of the farming zoned land in mind. There are clear road link opportunities as part of the current subdivision which are not clearly discussed or considered in the PSP. The entire DDO8 area should be reviewed as part of the PSP resulting in greater benefit to both areas.

Current planning for this area with Lindum Vale to the west, Craigieburn West and Craigieburn to the south and Merrifield to the north will result in an isolated pocket

of rural residential land being the only remaining “break” (noting that the rural residential land is shown as “urban” on the first plan in the Lindum Vale PSP).

There also needs to be greater consideration of infrastructure to the two areas. It is not appropriate for Amendment C205 to proceed and be considered separately without its concurrent Infrastructure Contribution Plan.

The rural residential area is at present poorly serviced and does not have mains water, natural gas or sewer. The area should be planned in conjunction with the PSP areas to avoid future “sewer backlog” projects and the like. The lack of such domestic infrastructure poses an array of environmental issues and has been overlooked on the original and current strategic planning for this area.

Thank you for your time in relation to the C205 amendment please accept this letter. I look forward to hearing from you soon.

Kind Regards

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