

C205 Lindum Vale

Submissions summary & VPA response

Version: 5-Feb-18

Further review/discussion required	Decision pending further review
Refer to panel	Awaiting response from submitter
Change the amendment	Unresolved Refer to panel
No action	Resolved

Sub. #	Name	Affected property / properties	Comment #	Issue Raised	Is a change to the amendment requested?	VPA Comment / Proposed Outcome	ACTION	STATUS
1	Kevin Balaam	6 Cooma Lane Craigieburn VIC 3064	1	1) Timeline for redevelopment of Mt Ridley Road appears to prevent the building of a sealed bike path. A sealed bike path on Mt Ridley Rd would complement the unsealed Malcom Creek bike path to the east of the PSP area, providing an alternative bike transport route.	Yes - include sealed bike path along Mt Ridley Rd	The upgrade of both Mt Ridley Road will involve the construction of a two way off road bike path. Plan 7 will be updated to show an off road- bike path, rather than a shared path. This will also be reflected in a cross section for Mt Ridley Road which will be included in the PSP. In addition, Plan 7 shows an off-road shared path along Mickleham Road which will be updated to a two-way off-road bike path.	Change the amendment	Resolved
			2	2) Proposed timing of 10+ years for the signalisation of intersection at Mt Ridley Rd and Mickleham Rd puts safety of cyclists at risk.	Yes - reduce timing of signalised intersection	The VPA proposes that the timing of the Mickleham Road and Mount Ridley Road intersection be reduced to Medium - long term (5-10+ years). In addition, the timing of the intersections at Mickleham Road and the boulevard connector and Mount Ridley Road and the boulevard connector will be reduced to short term (0-5 years).	Change the amendment	Resolved
2	Wayne Gauci	25 Billabong Close Mickleham VIC 3064		Your submission indicates that you do not support the subdivision of lots on the eastern precinct boundary adjoining your property and suggests that large amounts of vegetation along Mt Ridley rd could be reduced and relocated to the rear of Billabong Close.	Yes - 30m buffer of native vegetation at interface to rural living zone	The VPA proposes that drainage assets and open space be reconfigured to create a buffer along the majority of the eastern interface. This will involve a reduction in the local parks proposed along Mt Ridley Road to accommodate the introduction of a linear park along the eastern boundary, to the rear of your property. A decentralised drainage strategy has also been adopted which involves relocating two of the centrally located retarding basins. One is relocated to the north east corner of the PSP and another immediately to the north of the conservation reserve. In addition, planting of native vegetation and a 10m setback will be required along this boundary to ensure privacy.	Change the amendment	Resolved
3	Matthew Goodman	105 Forest Red Gum Drive Mickleham VIC 3064	1	1) Planning for Lindum Vale should not occur without a review of the entire inter urban break area to avoid rural living zone becoming an isolated pocket.		Lindum Vale was identified for Precinct Structure Planning through the 2012 logical inclusions process. While the adjacent rural living zone has been considered in the preparation of the Lindum Vale PSP, it's review is beyond the ambit of the PSP. The rural living zone is identified as a core component of Hume City Council's Inter-Urban Break Policy. Any planning for the redevelopment of the Rural Living Zone would need to be led by Hume City Council.	Refer to panel	Unresolved Refer to panel

Sub. #	Name	Affected property / properties	Comment #	Issue Raised	Is a change to the amendment requested?	VPA Comment / Proposed Outcome	ACTION	STATUS
			2	2) The PSP does not align with HIGAP and inter urban break principles of large blocks transitioning from south to north and setbacks to rural living.		<p>The VPA is working with Council to give effect to the objectives of HIGAP and the Inter-Urban Break, through application of appropriate edge conditions, while allowing urban development, appropriate for a PSP, to proceed. Buffer areas between the Rural Living Zone and PSP are proposed through reconfiguration of drainage assets and open space. This involves a reduction in the local parks proposed along Mt Ridley Road to accommodate the introduction of linear parks along the eastern boundary. A decentralised drainage strategy has also been adopted which involves relocating two of the centrally located retarding basins. One is relocated to the north east corner of the PSP and another immediately to the north of the conservation reserve. In addition, planting of native vegetation and a 10m setback will be required along this boundary to ensure privacy.</p> <p>The Southern boundary of the site will have different treatment east and west of the proposed Boulevard Connector Road. West of the Boulevard, adjoining the Rural Living Zone, will be a conservation reserve. To the east of the Boulevard, Council have indicated the need for visual openness which is ensured through: (1) the Mt Ridley Road cross section which has a 10m landscaped area between the arterial and the service road; (2) a 5m one side and rear setback for the first two rows of lots; and (3) a requirement that the road network provide visual connections to open space and landscape trees in the precinct.</p>	Refer to panel	Unresolved Refer to panel
			3	3) Road link opportunities with rural living area have not been addressed in PSP.		Following discussion with Council, the PSP has been revised to show road links from the Rural Living Zone at Callaway Drive and Cooida Avenue into the PSP but not connecting directly to the Boulevard Connector. A requirement is also included to ensure that the subdivision layout includes a road in line with Billabong Close allowing for a future connection.	Refer to panel	Unresolved Refer to panel
			4	4) Amendment C205 should not proceed without its concurrent Infrastructure Contributions Plan. Infrastructure for both the PSP and rural living zone should be considered. Current provision of services to rural living zone is poor with the area lacking mains water, natural gas and sewer.		An Infrastructure Contributions Plan (ICP) will be prepared for Lindum Vale, which will provide funding for infrastructure projects within the precinct and community projects outside of the precinct. This is a separate amendment process, which runs concurrent to Amendment C205. All funded infrastructure items are outlined in the Precinct Infrastructure Plan within the PSP. As the rural living zone is outside the PSP, infrastructure in the area cannot be funded through the Lindum Vale ICP.	Refer to panel	Unresolved Refer to panel
4	Glenn McLean	30 Billabong Close Mickleham VIC 3064	1	1) A 30m landscaped buffer zone should be included as an interface between PSP and adjoining rural living zone, as it was in the 2015 PSP.	Yes - 30m buffer of native vegetation at interface to rural living zone	The VPA proposes that drainage assets and open space be reconfigured to create a buffer along the majority of the eastern interface. This will involve a reduction in the local parks proposed along Mt Ridley Road to accommodate the introduction of a linear park along the eastern boundary, to the rear of your property. A decentralised drainage strategy has also been adopted which involves relocating two of the centrally located retarding basins. One is relocated to the north east corner of the PSP and another immediately to the north of the conservation reserve. In addition, planting of native vegetation and a 10m setback will be required along this boundary to ensure privacy.	Change the amendment	Unresolved Refer to panel
			2	2) Retarding basins should be positioned a minimum of 50m from property due to increased hazards from mosquitoes, frogs and snakes. The area between the basin and property should be landscaped to retain privacy.	Yes - 50m buffer between property and retarding basin	The Melbourne Water design guidelines aim to limit the impact of pests. In accordance with these guidelines, wetlands and retarding basins are designed to ensure the edge of water is placed a minimum of 15 metres from adjoining property boundaries.	No action	Unresolved Refer to panel
			3	3) River red gums at the north west corner of property should be retained.	No	The healthy trees near the north west corner of 30 Billabong Close are identified as trees within protected vegetation or scattered trees to be retained in the Lindum Vale Native Vegetation Precinct Plan.	No action	Unresolved Refer to panel
			4	4) 20m exclusion zone from drip line of trees would leave approximately 25m to property boundary. Subdivision of this area is not supported.	Yes	Reconfiguration proposed to the drainage system and open space network would result in the area to the rear of the property becoming a linear park and as a result no subdivision will take place.	Change the amendment	Unresolved Refer to panel

Sub. #	Name	Affected property / properties	Comment #	Issue Raised	Is a change to the amendment requested?	VPA Comment / Proposed Outcome	ACTION	STATUS
5	Satterley			Refer separate sheet				
6	Yarra Valley Water		1	Your submission notes that the subject PSP land ranges in elevation from RL261-274m; and on this basis YVW will allow no development on the land until the pressure boosted zones are established in 2019.	No	The VPA has noted your concerns regarding development staging and water supply in the PSP area and that there is no requested change to the PSP. Your comments have been made available to the developer for consideration during subdivision planning.	No action	Resolved
			2	It is likely that planned development in the Trijena and Botanical estates will bring DW and NDW supply to the near the northern boundary of the subject PSP area in the next 2-3 years. However, these single source DW and NDW supplies are limited to a maximum of 500 lots in total before second sources of supply from Donnybrook Road needs to be available.	No		No action	Resolved
			3	The developer must ensure that any design of their development integrates with the current planned YVW water supply strategies, including provision of required <i>key assets</i> .	No		No action	Resolved
			4	All non-residential NDW customers must be assessed to determine whether a Recycled Water Agreement (RWA) and Environment Improvement Plan (EIP) are be completed before supply of NDW can commence to the site.	No		No action	Resolved
7	EPA Victoria			No comment.	No	Thank you for reviewing the exhibited amendment. We have noted that you do not wish to provide any comments.	No action	Resolved
8	Transport for Victoria		1	1) Mt Ridley Road (RD-01) in the Northern Growth Corridor Plan is identified as a future 6 lane arterial road. Mt Ridley Road is currently a local road under the management of the City of Hume and as such, the future interim upgrade would normally have the City of Hume as the Lead Agency. However, in this context, it is preferred that VicRoads be the joint Lead Agency with Council."	Yes	The VPA understands that Mt Ridley Road will become a declared road. However, until it is declared the road remains a council infrastructure responsibility. Lindum Vale is in an area where GAIC is charged and therefore the development agency for all items within the ICP must be a municipal council as per section 46GC(b) of the Planning and Environment Act. If VicRoads are listed as a Lead Agency, no upgrades can be funded through the ICP and VicRoads would be required to fund the works.	No action	Resolved
			2	2) "The intersection of Mt Ridley Rd and the new north-south Connector Street will be signalised as identified in the Corridor Study. As per guideline G31 on page 35 of the PSP, this would have to be designed in accordance with VicRoads Growth Area Road Network Planning Guidance and Policy Principles Handbook."	No	The VPA appreciates your support for G31 and its implications for the development signalisation of the Mt Ridley Rd and new north-south Connector street intersection which will be designed in accordance with VicRoads Growth Area Road Network Planning Guidance and Policy Principles Handbook.	No action	Resolved
			3	3) For intersections IN-01 and IN-02, it is preferred that council and VicRoads are the joint Lead Agencies	Yes	As outlined above, if intersections IN-01 and IN-02 list VicRoads as a Lead Agency, they cannot be funded through the ICP.	No action	Resolved
9	Hume City Council			Refer separate sheet	Yes			
10	DELWP IWM			Your submission notes that the alternative drainage solution prepared for the City of Hume by Stormy Water Solutions should be fully considered and costed when subdivision plans are produced. This would be in line with the overall investigation of opportunities for the integration of stormwater management with the open space network and biodiversity protection, as outlined in the PSP Practice Note for Integrated Water Management.	No	Further discussion of the Stormy Water Solutions alternative drainage solution is taking place between Council, the developer and Melbourne Water to ensure an appropriate outcome is achieved with consideration of the Stormy Water Solutions integrated water management strategy. The PSP encourages the use of integrated water management and allows for it to be fully considered by Council and the developer at subdivision stage.	No action	Resolved
11	Catholic Education Melbourne			Your submission advises that there is no strategically justified demand for a Catholic school within this precinct.	No	The VPA agrees and as such no schools have been provided for in the precinct.	No action	Resolved

Sub. #	Name	Affected property / properties	Comment #	Issue Raised	Is a change to the amendment requested?	VPA Comment / Proposed Outcome	ACTION	STATUS
12	Melbourne Water		1	1) The locations shown in Plan 3 Future Urban Structure are not the optimal locations and Melbourne Water considers that the locations shown in the report "Draft Surface Stormwater Management Strategy, 1960 & 2040 Mickleham Road, Mickleham, Lindum Vale, Satterley Property Group, Alluvium, July 2017" are preferable.	Yes	In response to your recommendations and further discussion with Council and the developer, it is agreed that a decentralised drainage strategy will be adopted. Plan 3 Future Urban Structure will be amended to reflect this change. Subject to the changes agreed to by all parties, the Alluvium strategy will replace the previous drainage strategy as a background document, as agreed on 11 December 2017 between Melbourne Water, Satterley, Alluvium, Hume City Council, Stormy Water Solutions and the VPA.	Change the amendment	Resolved
			2	2) The area shown on Plan 9 Integrated Water Management should not be a drainage reserve, since this is not its main function.	Yes	The area identified in Plan 9 Integrated Water Management will be updated to reflect the adoption of a decentralised drainage system and the area of land allocated to drainage reserve will be reduced. At discussions on 11 December 2017, it was agreed that a primary flow path designated as drainage reserve between the north-south boulevard connector and the central retarding basin is required. Alluvium have confirmed that the required width of this reserve is 60 metres. The PSP has been updated to reflect this. The drainage reserve and the central retarding basin will be the responsibility of Melbourne Water, while the north and south retarding basins will be the responsibility of Council.	Change the amendment	Resolved
			3	3) Figure 4 Retarding Basin / Wetland Concept Plan should be changed in accordance with the alternative stormwater strategy (if the alternative is adopted), with the main changes being the removal of the two upper wetlands in this reserve and a reduced area shown as drainage reserve. Battering should be altered to show a battered flow connection from the end of the east-west road through the reserve to carry overland flows from this	Yes	As a result of the adoption of the alternative drainage layout, Figure 4 will be removed from the PSP.	Change the amendment	Resolved
			4	4) Melbourne Water supports the requirements and guidelines in Section 3.6.1 Integrated Water Management. It is noted that the requirement for the long-term viability of vegetation will be the responsibility of Council and will need further details to be designed. Different approaches may be needed for trees in different locations (high or low ground) and the amount of watering needs to be defined. Melbourne Water understands that the PSP clauses provide options for this objective that can be further investigated through an upcoming workshop or conversations with Hume City Council.	No	The VPA notes your support for the requirements and guidelines in Section 3.6.1 Integrated Water Management. As discussed on 11 December 2017, the PSP will provide high level guidance regarding integrated water management and the passive irrigation of vegetation which will require more detailed design at subsequent planning permit stages to address the specific needs of different trees. It was also agreed we would update wording of the PSP to ensure passive irrigation is linked to the detailed drainage design and there is a sufficient trigger at subdivision stage. In order to ensure this is achieved, the PSP will be updated as follows: R30 will be updated to "The design and construction of drainage infrastructure must include measures to protect and enhance the long term viability of vegetation, particularly the River Red Gums, through the use of Water Sensitive Urban Design and passive watering initiatives. This design must be based on a vegetation survey and assessment undertaken in conjunction with Council." G36 will be converted to a requirement and updated to "Development must reduce reliance on reticulated non-potable water for irrigation of vegetation, including existing mature River Red Gums, through utilisation of passive irrigation facilitated by appropriate subdivision and road design, where practical."	No action	Resolved
13	Department of Education and Training			As indicated in your submission, there are no sites for government schools in the PSP. It is also noted that the Department will be seeking to identify additional government schools in the Craigieburn West PSP area and that the demand for government schools likely to be generated from the Lindum Vale PSP area will need to be considered at this time.	No	The VPA agrees that Lindum Vale residents will need to be considered when planning for government schools in Craigieburn West PSP. We look forward to working with you on this issue in future.	No action	Resolved
14	Melbourne Airport			Insert the following within Urban Growth Zone – Schedule 9:				

Sub. #	Name	Affected property / properties	Comment #	Issue Raised	Is a change to the amendment requested?	VPA Comment / Proposed Outcome	ACTION	STATUS
			1	o New clause: Notice of applications – Melbourne Airport N Contours: In accordance with Section 52(1)(c) of the Planning and Environment Act 1987, notice of an application within the N Contours must be given to the airport lessee company of Melbourne Airport in accordance with the Airports Act 1996 (Cth).	Yes	The VPA agrees with the intent of this notice provision, however propose the following is included at Clause 6.0 of the UGZ9: Notice of applications – Melbourne Airport N-Contours In accordance with Section 52(1)(C) of the Planning and Environment Act 1987, notice of an application within the Melbourne Airport N-Contours as depicted in the Approved Melbourne Airport Master Plan under the Airports Act 1996 (Cth) must be given to the airport lessee company of Melbourne Airport in accordance with the Airports Act 1996 (Cth).	Change the amendment	Unresolved Refer to panel
			2	o New clause: Section 173 Agreement – N Contours: An Agreement must be registered on title and make provision for an acknowledgement that the land is in an area affected by aircraft noise.	Yes	The Panel for Hume Planning Scheme Amendments C207 and C208 Sunbury South and Lancefield Road Precinct Structure Plans found that: "The Panel does not support Melbourne Airport's suggestion that section 173 Agreements should be entered into with all landowners within the N Contour as this is considered onerous for all parties concerned. The Panel agrees that this would create an unnecessary administrative burden. The Panel considers the measures proposed by the VPA provide adequate notification to owners and potential purchasers of the existence of potential noise associated with the Melbourne Airport." The VPA is of the view that this is also applicable to Melbourne Airports's submission to C205.	Refer to panel	Unresolved Refer to panel
			3	o Clause 6.0: Decision Guidelines: Development should have regard to the views of Melbourne Airport and the National Airport Safeguarding Framework (NASF) principles and guidelines (Department of Infrastructure and Regional Development, 2012).	Yes	The Panel for Hume Planning Scheme Amendments C207 and C208 Sunbury South and Lancefield Road Precinct Structure Plans found that: "In relation to the suggested Decision Guideline to be included within the UGZ9, Melbourne Airport will receive notice of all applications within the N Contour and it will have the ability to consider each within the context of the NASF principles and guidelines and make submissions accordingly, with associated review rights. The Panel agrees with the VPA that this is an appropriate response and as such the NASF should not be specifically included as a Decision Guideline." The VPA is of the view that this Decision Guideline is unnecessary due to the inclusion of the notice requirement for affected properties. Melbourne Airport will have the opportunity to ensure that their views, and the NASF principles, are captured when they respond to notice pursuant to s 60(1)(c) of the Planning and Environment Act 1987.	Refer to panel	Unresolved Refer to panel
			4	Addition of the relevant notice requirements in the Schedule to Clause 66.04.	Yes	The VPA agree to amend the Schedule to Clause 66.04 to give notice of an application to Melbourne Airport	Change the amendment	Resolved

