

PSP 1202 Lindum Vale



Part A Submission – Amendment C205 to the Hume Planning Scheme

February 2018

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1 INTRODUCTION

This submission is made by the Victorian Planning Authority (VPA). The VPA is the planning authority for Amendment C205 (the amendment) to the Hume Planning Scheme.

The amendment has been prepared by the VPA in collaboration with Hume City Council (Council), landowners, government agencies and other stakeholders.

Formal exhibition of the amendment commenced on 31 August 2017, and concluded on 2 October 2017. A total of 14 submissions have been received.

The VPA has worked extensively with all stakeholders to both resolve issues and improve the amendment where possible.

1.1 Preliminary Issues

This submission provides a response to the information outlined to be supplied in the Panel directions dated 19 December 2017:

- Background to the amendment;
- Chronology of events;
- Strategic context and assessment (including any relevant matters arising from Amendment VC138);
- Identification of the issues raised in submissions and VPA response; and
- Changes to the amendment documentation proposed as a result of the issues raised in the submissions.

1.2 Formal response to all submissions

The VPA provided a written response to all submitters between November 2016 and January 2018.

A table outlining a summary of each submission and status is included at **Appendix 1**.

A changes matrix outlining specific document changes resulting from submission responses is included at **Appendix 2**.

1.3 Whole of Government Position

The position presented by the VPA in this submission represents a whole of government position where possible. The VPA received submissions from a number of State government agencies and departments, and the following submission represents the agreed position of the following:

- Yarra Valley Water;
- Environmental Protection Agency Victoria;
- Transport for Victoria;
- Department of Environment, Land, Water and Planning;
- Melbourne Water;
- Department of Education and Training; and
- VicRoads.

Note that the VPA was formally known as the Growth Areas Authority and Metropolitan Planning Authority and is referred to in early PSP background technical documents as such.

2 BACKGROUND TO THE AMENDMENT

2.1 Chronology

The following provides a timeline for the inclusion of this land within the Urban Growth Boundary (UGB), development of the PSP and Amendment C205 to the Hume Planning Scheme.

- **11 November 2011:** Logical Inclusions Advisory Committee Report No 3: North Growth Area recommends land within Hume Area 3 should be included in the UGB through an amendment process under Section 20(4) of the Planning and Environment Act 1987 applying the Farming Zone to the western section (Lindum Vale PSP) and Rural Living Zone incorporating relevant provisions of the existing Green Wedge Zone to the eastern section.
- **13 September 2012:** Lindum Vale precinct is included within the UGB by Amendment C166 to the Hume Planning Scheme as part of the Logical Inclusions process, at which time the land is rezoned from Green Wedge Zone (GWZ) to Farming Zone (FZ).
- **July 2013:** MAB Corporation provide background and technical reports commissioned for the precinct.
- **February – March 2014:** The VPA commences planning for Lindum Vale.
- **June 2015:** Landowner update including a draft concept plan distributed to landowners for comment.
- **November 2016:** Draft Lindum Vale PSP and NVPP circulated to council and state agencies for agency consultation for a period of one month with a total of 13 submissions received.
- **August – October 2017:** The VPA formally exhibited Amendment C205 to the Hume Planning Scheme.
- **12 September 2017:** Public information session held.
- **November 2017 – January 2018:** The VPA worked through submissions to resolve issues where possible, in consultation with stakeholders.
- **November 2017:** The VPA requested a Planning Panel and to refer submissions (resolved and unresolved) to Planning Panels Victoria (PPV).
- **13 December 2017:** Panel directions hearing held at PPV.
- **16 January 2017:** Revised Future Urban Structure sent to relevant submitters to the exhibited amendment.

2.2 Consultation and Exhibition

Consultation was ongoing during the preparation of the PSP and has been ongoing since exhibition, which has enabled the VPA to resolve the majority of issues and submissions.

A detailed outline of consultation and the process to develop the PSP is outlined below.

In April 2014, MAB Corporation sent the VPA formal advice that it was acting on behalf of the landowners at 160 Mickleham Road, Mickleham (62.92 hectares) and 2040 Mickleham Rd, Mickleham (78.83 hectares). These properties comprise the majority of the Lindum Vale precinct. Extensive discussions were held with MAB Corporation and Hume City Council in the development of the PSP, prior to Satterley assuming control of the development.

In June 2015, a landowner update including a draft concept plan was sent to landowners within and adjacent to the precinct for comment.

In November 2016, a draft PSP was circulated to Council and state agencies for their comments. A briefing session was held on 4 November 2016 and a total of 12 submissions received.

Following the informal consultation period with relevant stakeholders and agencies in 2016, the VPA progressed the amendment to formal public exhibition pursuant to Section 19 *Planning and Environment Act 1987* (the Act).

Amendment C205 was formally exhibited between 31 August 2017 and 2 October 2017 and a public information session was held at the Global Learning Centre in Craigieburn on 12 September 2017.

The purpose of the information session was to provide the public with an opportunity to gain a better understanding of the amendment and how it may affect them before making a submission. It was also beneficial to the wider community to have the opportunity to ask any questions and discuss any concerns prior to making a submission

A newsletter was circulated at the commencement of the exhibition period, providing information regarding the PSP and future urban structure of the precinct, and included information about the process of lodging a submission. The newsletter and all relevant documents to the amendment, including the PSP and Native Vegetation Precinct Plan (NVPP), was available to the public online (VPA, Hume City Council and DELWP websites) and in hard copy in the VPA office and Council's municipal office.

Public exhibition enabled Council, the landowners, State and Federal Government agencies, Prescribed Ministers, other stakeholders and the general public to consider the PSP and amendment documentation.

A total of **14 submissions** were received, including five late submissions. **Nine submissions sought changes** to the amendment and the VPA worked to resolve these submissions where possible, and where they would not undermine the strategic objectives of the amendment.

The VPA endeavoured to resolve as many of the submissions as possible prior to requesting a Panel hearing, however there are currently 4 written submissions which the VPA consider unresolved. As a result, a panel hearing is required.

The VPA provided all submissions (resolved and unresolved) to Panel prior to the Directions Hearing.

The VPA has prepared a submission response table that provides a summary of all submissions received, how they have been responded to, and whether these submissions are resolved or remain unresolved. This submission response table is included at **Appendix 1**.

3 STRATEGIC CONTEXT AND ASSESSMENT

Growth area planning is guided by a hierarchy of plans including Plan Melbourne, the Growth Corridor Plans (GCPs), and Commonwealth environmental approvals to provide a framework for growth area planning and development that achieves the objectives of the State Planning Policy Framework.

3.1 North Growth Corridor Plan

The Growth Corridor Plans (GCP) produced by the VPA were released by the Minister for Planning in June 2012. The GCP are high level integrated land use and transport plans that provide a strategy for the development of Melbourne's growth corridors over the next 30 to 40 years. These plans guide the delivery of key housing, employment and transport infrastructure and open space in Melbourne's newest metropolitan suburbs.

The GCP identifies:

- The long term pattern of land use and development;
- Committed transport networks as well as network options for investigation;
- Committed regional open space networks as well as investigation sites; and
- Opportunities for creating green corridors.

The GCP informs the development and review of local planning schemes and the preparation of future strategies, structure plans and other planning tools. They also provide a strategic basis for infrastructure and service planning as well as sequencing of land release.

The preparation of PSPs is the primary vehicle for the implementation of the GCP.

The North Growth Corridor Plan (**Figure 1**) covers Melbourne's northern corridor and includes large areas of the City of Whittlesea, Hume City Council and Mitchell Shire Council. The Lindum Vale precinct lies within the North GCP.

The GCPs do not apply to land included within the UGB as part of the Logical Inclusions process. As such, the subject land is not included within the approved North Growth Corridor Plan. Despite this, the North Growth Corridor Plan is an important document as it provides context for the planning of the Lindum Vale precinct.

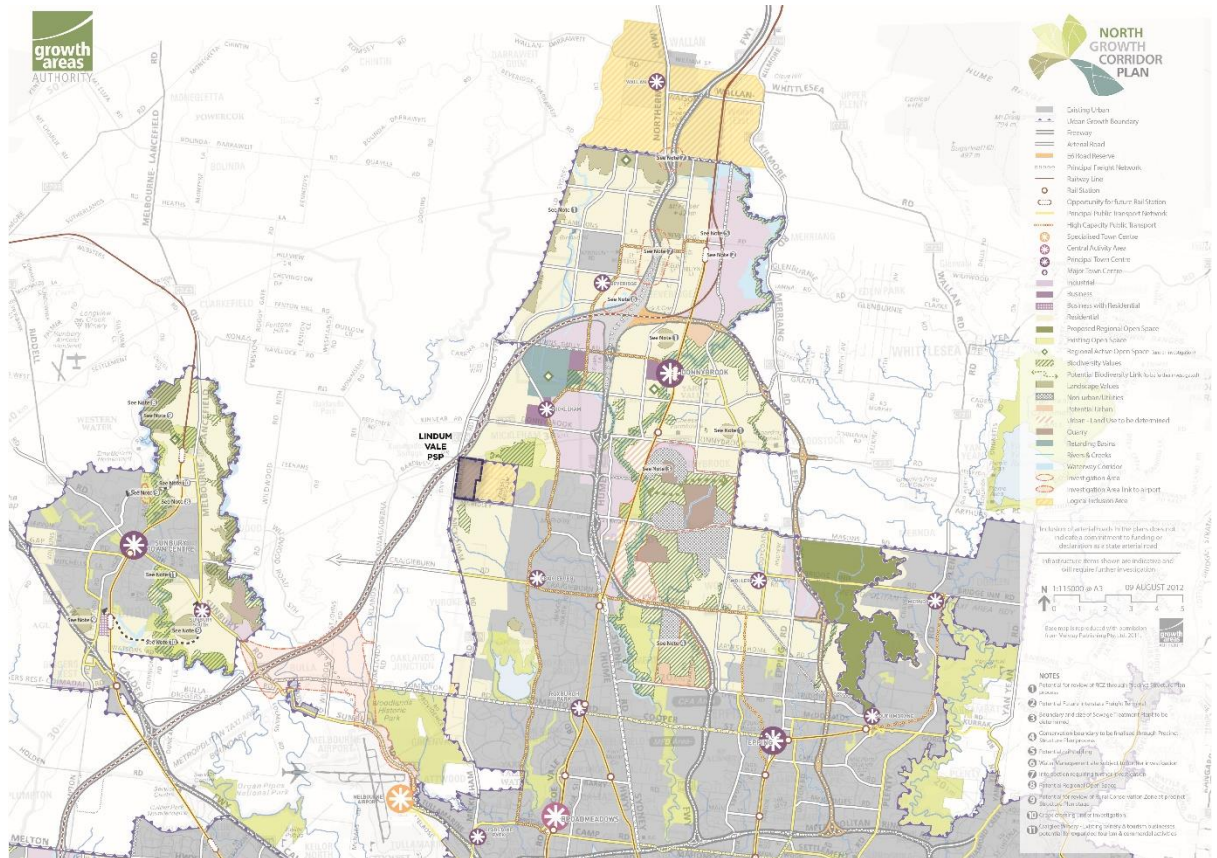


Figure 1 Lindum Vale within the context of the North Growth Corridor Plan

3.2 Growth corridor planning in the Logical Inclusions areas

The VPA has prepared draft revised GCP that include all of the Logical Inclusions areas included within the UGB in 2012.

As part of the preparation of the updated GCPs, the (then) MPA consulted with all relevant State Government agencies and the Growth Area Councils. The support of each Council was received in writing, with final notice of the intended changes provided to all Councils in October 2013.

The intended land uses for each of the logical inclusions areas was generally identified and accepted during the Logical Inclusions Review, both in the then GAA's Preliminary Assessment Reports that were provided to the Committee, and in the Advisory Committee's own report, dated November 2011. Lindum Vale is identified to be primarily residential, with the need to identify areas for biodiversity conservation.

Generally, the land uses and any potential constraints, such as biodiversity or flooding, are identified on the revised GCPs consistent with the findings of the Logical Inclusions Review. The process anticipated that future Precinct Structure Plans would resolve the more detailed land use planning issues and constraints.

3.3 Plan Melbourne

Plan Melbourne 2017 - 2050, an adopted government policy document released by the Victorian Government in March 2017, outlines the provision of necessary infrastructure and support for development proposed by the North Growth Corridor Plan as part of its depiction of Melbourne's northern subregion. Figure 2 shows the location of Lindum Vale in the Plan Melbourne context.



Figure 2 Lindum Vale within the context of Plan Melbourne

3.4 State Planning Policy Framework

The State Planning Policy Framework (SPPF) ensures that the objectives of Section 4 of the Act are implemented through appropriate land use development by addressing environmental, social and economic factors to achieve sustainable development.

The explanatory report accompanying the amendment outlines in detail how the amendment considers the State planning policies, local planning policies and Ministerial Directions relevant to the amendment.

3.5 Ministerial Directions

The amendment complies with the applicable Ministerial Directions as outlined in the explanatory report. More broadly, the amendment complies with the following Ministerial Directions relating to the preparation of an amendment within the urban growth areas including:

3.5.1 Ministerial Direction No. 9, Metropolitan Planning Strategy

The amendment implements the growth area elements of the Metropolitan Strategy. The amendment provides for a fully serviced new urban neighbourhood in a designated growth area.

3.5.2 Ministerial Direction 11, Strategic Assessment of Amendments

The amendment has been strategically assessed in accordance with the assessment criteria set out in Ministerial Direction 11.

The amendment will implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use of land identified for urban purposes. The amendment has addressed environmental effects, as the pattern of land use and development was guided by studies of the area relating to flora and fauna, flooding and drainage.

The amendment has addressed the relevant social and economic effects. It is expected to have a positive social and economic effect through the provision of additional housing, appropriate conservation of natural assets, contribution to open space and community facilities, as well as the creation of local employment opportunities.

3.5.3 Ministerial Direction 12, Urban Growth Areas

This Direction applies to the preparation of any planning scheme amendment that provides for the incorporation of a PSP in the scheme or the introduction of, or changes to, provisions in a schedule to the Urban Growth Zone (UGZ). Therefore, the Direction applies to the amendment.

The Direction calls for that the amendment must implement the Growth Area Corridor Plan relevant to the land and must be in accordance with applicable Precinct Structure Plan Guidelines.

4 LOCAL CONTEXT

The Lindum Vale PSP applies to 144 hectares of land located approximately 28 kilometres north of Melbourne's Central Business District. The PSP boundaries are defined by Mickleham Road and green wedge land to the west, the Merrifield West PSP and Outer Metropolitan Ring (OMR) reservation to the north, the Mount Ridley rural-residential community to the east, Mount Ridley Road and the future Craigieburn West PSP area to the south. The area was included within the UGB in 2012 as a 'logical inclusion' following recommendation by an independent Advisory Committee.

4.1 Strategic Planning in the Surrounding Area

4.1.1 Outer Melbourne Ring (OMR) transport corridor project

The OMR will accommodate a 100 kilometre long high-speed transport link for people and freight in Melbourne's north and west. Amendment VC68, gazetted on 6 August 2010, reserved the Outer Metropolitan Ring / E6 in municipal planning schemes, by means of a Public Acquisition Overlay (PAO). Part of this PAO is in the north east corner of the Lindum Vale precinct and continues north into the Merrifield West PSP.

4.1.2 Biodiversity Conservation Strategy (BCS)

The BCS identifies areas in Melbourne's growth corridors that are required to be protected due to the sub-regional species strategies and the prescriptions for matters of national environmental significance. BCS conservation areas 26 and 29 are in close proximity to the Lindum Vale site. These areas have biodiversity values of national and state significance. It is noted that there are no BCS identified areas within the Lindum Vale precinct, as Lindum Vale was not part of the BCS as it is a 2012 Logical Inclusion.

BCS area 29 is 37.69 hectares approximately 240 metres south of Lindum Vale, within the Craigieburn West PSP. The area features Grassy Eucalypt Woodland and Golden Sun Moth Habitat within high persistence habitat of national significance and Western Basalt Plains (River Red Gum) Grassy Woodland Floristic Community 55-04 and Golden Sun Moth of state significance.

BCS area 26, which forms part of the Mount Ridley Grasslands Nature Conservation Reserve within the Merrifield West PSP, is 111.79 hectares approximately 330 metres north east of Lindum Vale. The area features Grassy Eucalypt Woodland, Golden Sun Moth within high persistence habitat and Matted Flax-lily population of national significance and Western Basalt Plains (River Red Gum) Grassy Woodland Floristic Community 55-04, Golden Sun Moth, Matted Flax-lily, Basalt Tussock-grass of state significance.

4.1.3 Inter Urban Break Policy (IUBP)

Originating as early as 1993 in the Craigieburn Strategy Plan, the rural-residential community to the east of the precinct is an outcome of the City of Hume's Inter-Urban Break Policy (IUBP), which seeks to maintain the rural character of land along the north side of Mount Ridley Road, between Mickleham Road and the Hume Highway.

4.2 Nearby precincts

4.2.1 Merrifield West

The Merrifield West precinct is immediately north of Lindum Vale. The Merrifield West PSP, which applies to approximately 723 hectares, was gazetted in June 2012 through Amendment C162 to the Hume Planning Scheme. The Net Developable Area (NDA) for the precinct is 454.10 hectares which equates to approximately 68.01% of the PSP area. The PSP will yield approximately 6,877 lots with a future population of approximately 19,255 people.

4.2.2 Craigieburn West

Craigieburn West is immediately south of Lindum Vale. Pre-planning for the area has begun and background reports are to commence in 2018. Craigieburn West PSP, encompassing 564 hectares, will complete the Craigieburn growth front and complement the existing community through the provision of residential, recreation, community and employment opportunities.

4.2.3 Craigieburn R2

The Craigieburn R2 precinct is located immediately to the east of the Craigieburn West precinct, to the south east of Lindum Vale. Craigieburn R2 PSP, which applies to approximately 455 hectares of land, was gazetted in October 2012 through Amendment C120 to the Hume Planning Scheme. The NDA for the precinct is 361.20 hectares which equates to approximately 79.34% of the PSP area. The PSP will yield approximately 5300 dwellings with a future population of approximately 14,770 people.

4.2.4 Folkstone Employment Area (E1)

The Folkstone Employment Area is approximately 320 hectares of commercial, industrial and residential zoned land. It features 144 hectares of Commonwealth land on which the Mickleham Post Entry Quarantine facility operates. The Folkstone Employment Area PSP was approved by the Minister for Planning in December 2008, through Amendment C098 to the Hume Planning Scheme.

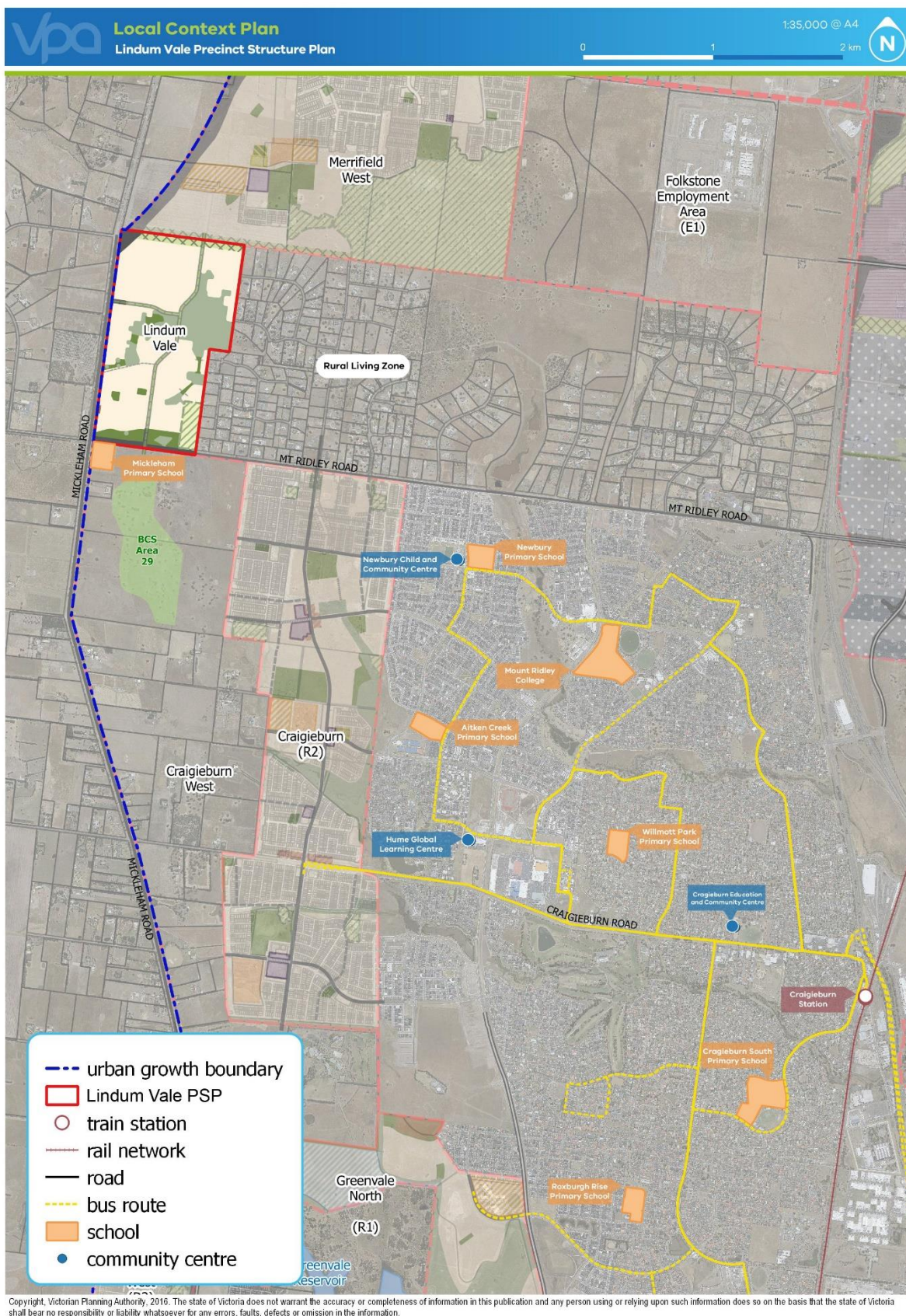


Figure 3 Local Context Plan

5 PRECINCT STRUCTURE PLANNING GUIDELINES AND THE URBAN GROWTH ZONE

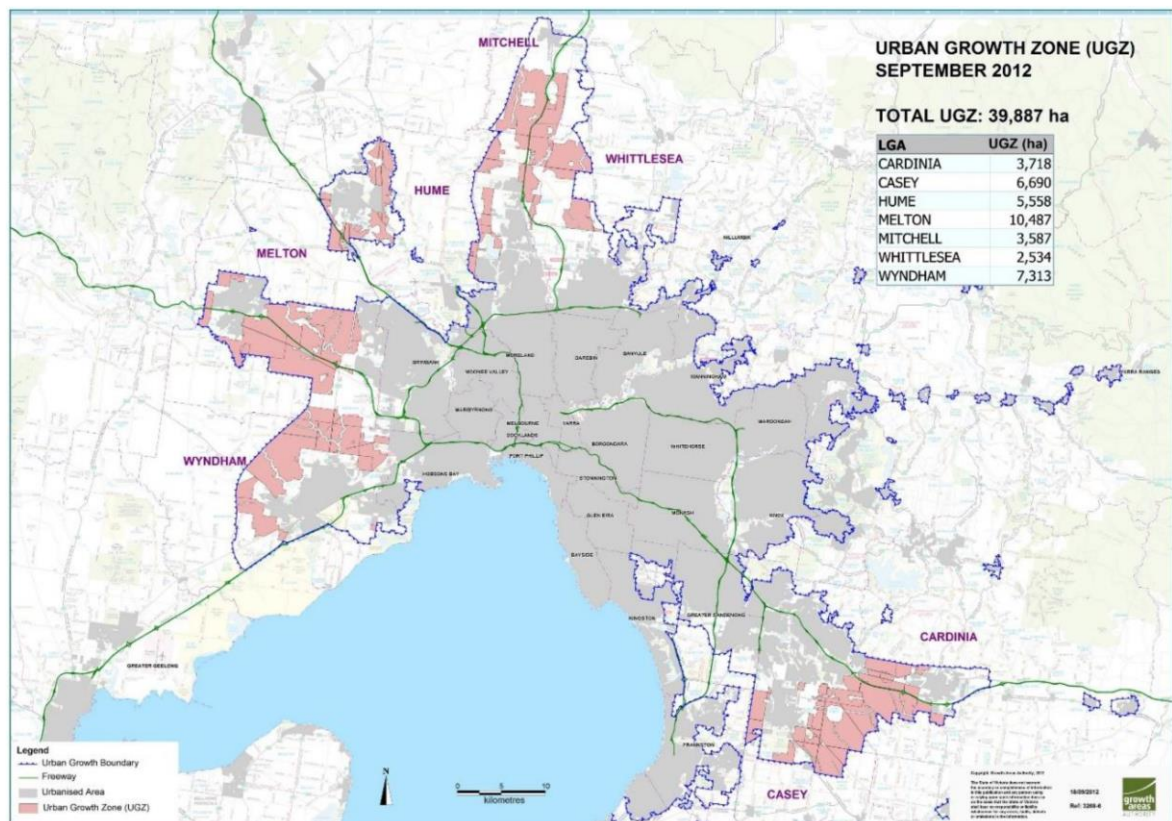
On 7 October 2009 the Minister for Planning launched the Precinct Structure Planning Guidelines. These Guidelines replace the draft 2006 version and provide a tool for designing and delivering better quality communities in growth areas. They set out the key objectives of growth area planning and include a step by step guide on how to achieve the identified objectives.

The overarching objectives for PSPs are set out in the guidelines. They are 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 local employment and business activity;
- Provide better transport choices;
- Respond to climate change and increase environmental sustainability; and
- Deliver accessible, integrated and adaptable community infrastructure.

The explanatory report details how the amendment meets each objective of the Precinct Structure Planning Guidelines.

The UGZ applies to land that has been identified for future urban development within the UGB (**Figure 4**). The UGZ sits within the suite of zones within the Victorian Planning Provisions. It has been specifically designed to implement an incorporated PSP and ensure that future development accords with the approved PSP.



The UGZ includes two parts:

1. Part A - Applies to land when no PSP applies; and
2. Part B – Applies to land when a PSP applies.

The land subject to this amendment is to be included within a PSP and as such Part B of the UGZ will be applicable once the amendment is gazetted. The UGZ applies zone provisions which seek to provide certainty about the nature of future development, streamline the approval process through limitations on third party rights and ensure that permits for development accord with the incorporated PSP.

A schedule to the Urban Growth Zone is drafted for each PSP area and can include requirements for land use, buildings and works, application/advertising requirements, decision guidelines and any other conditions/requirements.

The UGZ Schedule for Amendment C205 to the Hume Planning Scheme has been designed to ascribe a suite of Victoria Planning Provision zones to guide future use and development of the site through the specification of conditions and requirements for permits. The design of the zone promotes consistency in the manner in which planning authorities deal with land use issues and ensures that the zone implements the State Planning Policy Framework.

The amendment will introduce the Urban Growth Zone Schedule 9 to the Hume Planning Scheme and apply it to the Amendment C205 area. This Planning Scheme ordinance has been structured in such a way that the ultimate translation to conventional Victorian Planning Provision zones can occur in a timely and efficient manner once the land has been developed.

6 BACKGROUND DOCUMENTS

The amendment is supported by a number of background reports:

- *Lindum Vale PSP 1202: Biodiversity Assessment*, Prepared for the MPA (now VPA), Biosis, September 2016 and Biosis Memo, *Ground-truthing native vegetation at Lindum Vale*, 2 February 2018.
- *Tree Assessment and Arboricultural Report: Lindum Vale, Mickleham*, Prepared for MAB Corporation, Biosis, December 2014
- *Cultural Heritage Management Plan: 1960-2090 Mickleham Road, Mickleham*, Prepared for MAB Corporation, Urban Colours, June 2015
- *Stormwater Strategy Lindum Vale*, Prepared for MAB Corporation, GPC and the Cocking Family, Dalton Consulting Engineers, August 2015
- *PSP 1202 – Lindum Vale: Infrastructure Costing Study*, Prepared for the MPA (now VPA), Parsons Brinckerhoff, June 2016
- *Traffic and Transport Assessment*, Prepared for the MPA (now VPA), Cardno, November 2014
- *Residential Development Servicing Strategy*, Prepared for MAB Corporation, GPC and the Cocking family, Dalton Consulting Engineers, June 2013
- *Phase 1 and Preliminary Phase 2 Environmental Site Assessment – Lindum Vale PSP Area*, Prepared for MAB Corporation, Parsons Brinckerhoff, April 2013
- *Lindum Vale Dry Stone Wall Historic Heritage Assessment*, Prepared for MAB Corporation, Cultural Heritage Management Group, April 2016
- *Surface/Stormwater Management Strategy: 1960 & 240 Mickleham Road, Mickleham*, prepared for Satterley Property Group, Alluvium, October 2017

7 THE PRECINCT STRUCTURE PLAN



Figure 5 Exhibited Future Urban Structure

7.1 Role and Function of the Plan

The Lindum Vale PSP is a long-term plan for future urban development of the land. It describes how the land is expected to be developed, and how and where services are planned to support development.

It provides a guide for the delivery of an urban environment that will essentially be a logical extension of the Merrifield West Precinct directly north of the subject land. The PSP and amendment to facilitate the PSP enable the transition of non-urban land to urban land.

The PSP outlines the projects required to ensure that future residents, visitors and workers within the Precinct are provided with timely access to services and transport necessary to support the future community.

The PSP includes a Precinct Infrastructure Plan (PIP), which details what is to be included within the accompanying Infrastructure Contribution Plan and ensures Government agencies, Council, developers, the local communities, and investors have certainty about future development of the Precinct.

The VPA will prepare an Infrastructure Contribution Plan, based on the ICP items that area detailed in the PIP. This will ultimately be processed under Section 20A of the *Planning and Environment Act 1987* as per the ICP guidelines, as the VPA has identified that the ICP will not trigger a supplementary levy.

7.2 Vision and Description of the Precinct

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 within the precinct 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, mostly river red gums, across the precinct and the native grasslands in the south-east corner of the precinct. A network of local parks, incorporate the majority of indigenous trees, will create a strong neighbourhood character with links to the broader open space network, including Mount Ridley Woodland Reserve, Malcolm Creek and Merri Creek.

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 and employment 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.

7.3 Transport Network

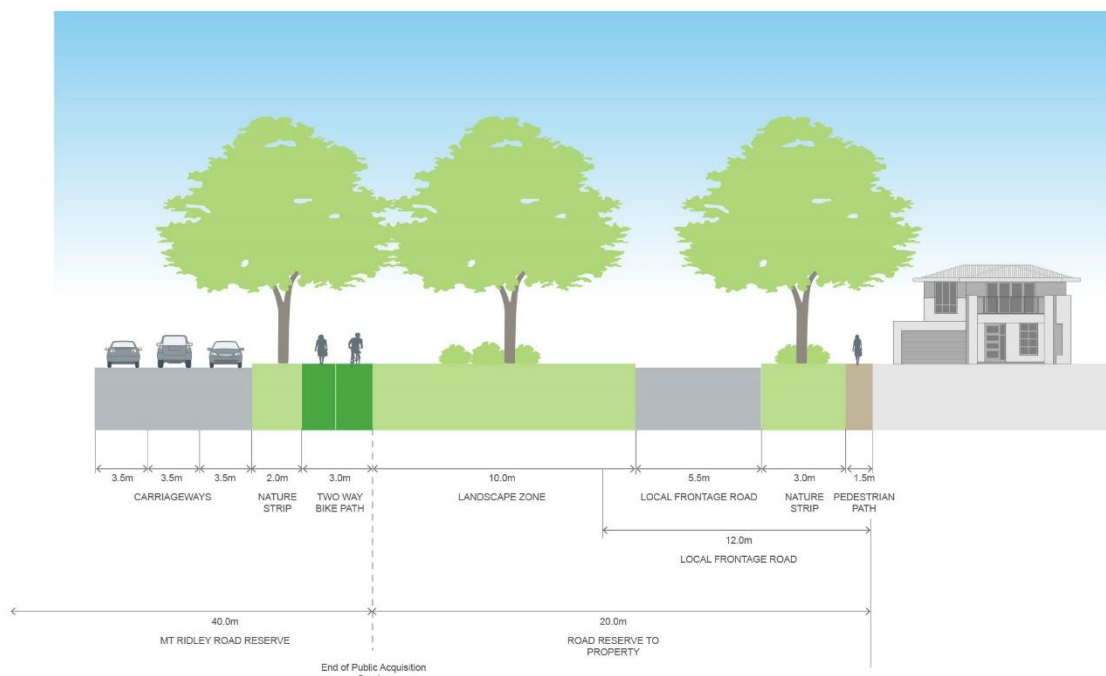
Lindum Vale PSP is located on Mickleham Road and Mt Ridley Road, both arterial roads. Mt Ridley Road connects with the Hume Freeway approximately 5 kilometres to the east.

Mt Ridley Road is currently a local road under the management of Hume City Council. Mt Ridley Road has been identified as a future 6 lane arterial road which would then be managed by VicRoads. The Lindum Vale ICP will include the upgrade of Mt Ridley Road to the interim standard and the purchase of land for the ultimate reserve. The current road reserve is 20m with a 20m Council Public Acquisition Overlay (PAO) on the north side of Mt Ridley Road, the southern boundary of the Lindum Vale PSP area. As the standard cross section for a 6 lane arterial has a width of 41m, this has been considered in the development of a new cross section for Mt Ridley Road (see **Figure 6**). A 10m landscaped zone has been included between the two way bike path and the local access road to ensure the standard 41m cross section can be accommodated if necessary and to encourage the sense of openness aimed for by Council's IUBP.

Mickleham Road will also ultimately be upgraded to six lane arterial, which can be accommodated in the current road reserve. The Mickleham Road cross section has been revised in response to submissions to the exhibited amendment to show the Avenue of Honour and overhead power lines (see **Figure 7**).

The precinct features two boulevard connector roads, one linking to Merrifield West to the north and Craigieburn West to the south and another linking this to Mickleham road to the west. These are bus capable roads that

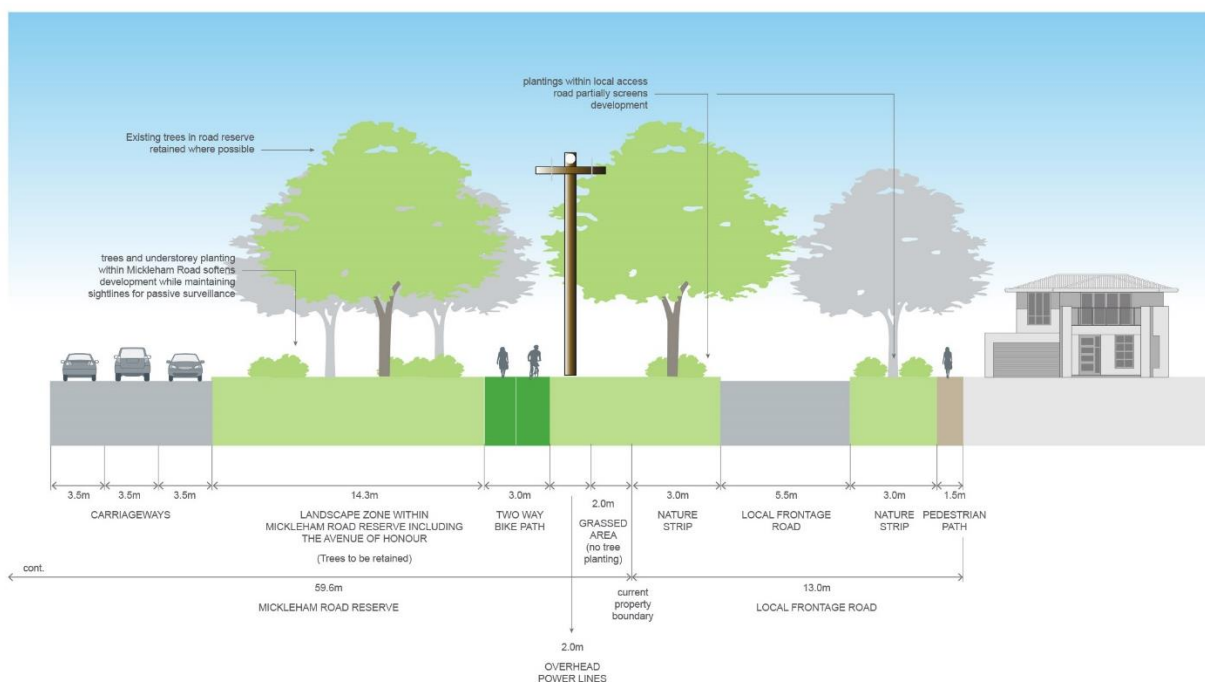
intersect adjacent to the local convenience centre. A local bus stop is to be provided in close proximity to the local convenience centre which will link Lindum Vale to surrounding areas.



Mt Ridley Road- Interface

vpa Victorian Planning Authority

Figure 6 Mt Ridley Road cross section



Mickleham Road- Interface 2

vpa Victorian Planning Authority

Figure 7 Mickleham Road cross section

7.4 Community Infrastructure

Due to the small size of the precinct, access to community infrastructure is to be provided in adjacent precincts. The ICP will make a contribution to the construction of a multi-purpose community centre in Craigieburn West and a library in Mickleham Major Town Centre.

7.5 Open Space

A key feature of the precinct is an extensive open space network that creates a passive recreation network via the high voltage electricity transmission easement and a series of local parks and areas of landscape values linking the Mount Ridley Woodland Nature Conservation Reserve to the north and the BCS conservation areas to the south of the PSP area.

The landscape features of the area offer an opportunity to enhance the future community and protect the biodiversity and heritage values of the area. The retention of a large amount of open space (credited and uncredited equates to 28.9% of the precinct, including the utilities easement) within the PSP reflects these opportunities.

It also reflects Hume City Council's Inter Urban Break policy, the objective of which is to create a sense of openness and permeability in the urban environment that differs from standard approaches to urban development. The provision of large areas of open space have been a feature of discussion and planning for Lindum Vale since it was identified as a logical inclusion.

Due to the small size of the precinct and extensive provision of passive open space, there is no active open space planned for Lindum vale. However, the ICP will make a contribution to a sporting reserve in the north of the Craigieburn West precinct.

7.6 Conservation Reserve

The precinct features a conservation reserve in the south eastern corner consisting of endangered Plains Grassy Woodland of the Victorian Volcanic Plain Community which is EPBC Act listed. There are also populations of Golden Sun Moth *Synemon plana* (critically endangered in Australia) and Austral Crane's-bill (vulnerable in Victoria). The site contributes to surrounding ecological values by providing a degree of habitat continuity for more mobile fauna such as birds and bats.

7.7 Heritage

7.7.1 Aboriginal Heritage

The site features a number of elements of Aboriginal heritage including scarred trees and artefact scatters.

7.7.2 Dry Stone Walls

Dry stone walls (DSW) exist across the site. An assessment found most of these are rating 1 DSW (wall remnants and single course walls) which were either never intended as drystone walls but are a result of the landholders piling stone from their paddocks or where a wall once existed but has been removed although the foundation stones remain. Rating 1 DSW are able to be removed without a planning permit by way of an exemption in the planning scheme. There are a small number of rating 2 and 3 DSW of moderate-high value in the area surrounding Parnell's Inn that are subject to a permit for their removal. These are to be reinstated and located in open space where possible.

7.7.3 Parnell's Inn

The 'Parnell's Inn' site at 1920 Mickleham Road is subject to an existing heritage overlay. Development within the precinct will incorporate the Parnell's Inn site and complement its heritage values in accordance with the existing Heritage Overlay applicable to the site.

7.8 Transmission Easement

A transmission easement sits within the PSP area along the northern boundary which services Ausnet Services. Ausnet Services have developed subdivision and development guidelines to inform the uses and development that are supported within the easement.

8 NATIVE VEGETATION PRECINCT PLAN (NVPP)

A NVPP was prepared and exhibited as part of the amendment. The purpose of the Lindum Vale NVPP is to:

- Summarise the biodiversity values of the site.
- Apply a holistic, landscape wide approach to retention and removal of native vegetation, within the Lindum Vale NVPP area.
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the Lindum Vale Precinct Structure Plan.
- Ensure that the removal, destruction or lopping of native vegetation, and the management of the native vegetation specified to be retained is consistent with conserving the ecological values of these areas and is in accordance with no net loss objective as set out in the Permitted clearing of native vegetation- Biodiversity Assessment Guidelines (DEPI 2013) (Guidelines).
- Describe the offset requirements for any permitted removal, destruction or lopping of native vegetation as identified in this plan.
- Streamline the planning approvals process through a landscape approach to native vegetation protection and management.

8.1 Changes to the amendment

A key issue brought up in submissions was the discrepancy between trees to be retained and removed as shown in the NVPP and those shown in Plan 5 of the PSP as trees retained for landscape value. The trees shown in Plan 5 as trees retained for landscape value are shown in the NVPP as trees to be removed. This caused some confusion of what was required and concern that they would not be protected. Following extensive discussion with Satterley and Council and a site visit with experts in attendance, the following changes to trees shown to be retained/removed will be made:

- Trees 23, 53, 89, 205, 209, 212, 216, currently shown as to be retained in the NVPP will now be shown as to be removed.
- Trees 257, 221, & 96, which are currently identified as trees to be retained for landscape values, will be shown as to be removed.
- Tree 85, currently shown as to be removed, will be retained.
- Tree 131, 153, 159, 162, 163, 177, 178, 179, 180 & 193 (currently shown as to be removed) are planted trees and should not be included in the NVPP.
- Trees 27, 36, 47, 73, 75, 76, 92, 98, 109, 110, 111, 203, 204, 219 & 277, currently shown as to be removed in the NVPP but shown as trees retained for landscape values in Plan 5 of the PSP, will be shown in the NVPP as to be retained.

A note will be made that trees retained outside of open space should be retained wherever possible for their landscape values, however, permits for their removal should take their location outside of open space into consideration.

8.2 Amendment VC138

In December 2017, Amendment VC138 was gazetted, making changes to the Victoria Planning Provisions (VPP) and planning schemes in Victoria to implement reforms relating to the Victorian Government's review of the planning provisions relating to native vegetation removal following the release of Protecting Victoria's Environment - Biodiversity 2037.

New guidelines and a new template for the preparation of NVPPs were released and as a result the Lindum Vale NVPP will be required to be updated to the new format. This will not change the retention designation of vegetation within the precinct. This will be carried out by the VPA following the panel hearing and will incorporate any changes agreed to during the panel process or at the request of panel, as appropriate.

9 CHANGES TO THE AMENDMENT

Since exhibition numerous changes to the amendment documentation, including Planning Scheme ordinances and the PSP documents, have been agreed to in response to submissions. This has resulted in a number of submissions received in response to the exhibited amendment being subsequently resolved. The changes agreed upon have been documented for the amendment in a separate 'Document Changes Matrix' table included at **Appendix 2**. This outlines each change made to the relevant amendment document (e.g. PSP plans, requirements, guidelines) including which submissions triggered the change.

A revised Future Urban Structure (FUS) was distributed to relevant submitters on 16-17 January 2017, along with a revised draft Land Use Budget and list of relevant changes (see **Appendix 3**). The key changes are outlined below.



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Figure 8 Revised Draft Future Urban Structure

9.1 Drainage Strategy

With the support of Council, landowners and Melbourne Water, the VPA will adopt a decentralised drainage strategy as proposed by Satterley in their submission to the amendment. The VPA continues to work with these parties to refine the strategy prior to finalisation of the PSP. The proposed strategy, prepared by Alluvium, dated December 2017 (**Appendix 4**) features a system of retarding basins along the eastern boundary with a drainage reserve in the north, a single drainage reserve in the central open space area and a drainage reserve in the south as well as a 60m wide drainage reserve from the north south boulevard connector to the central drainage reserve.

This change is reflected in the VPA's draft revised FUS (**Figure 8**) and has resulted in a reduction in the large central wetland/retarding basin area. Consequently some of this land is now identified as areas of landscape values in order to protect the large number of indigenous trees present and to maintain north-south and east-west open space links.

These changes have been communicated to submitters living adjacent to the eastern boundary (submissions #2 and #4), who have expressed their support.

While this change has been agreed to in principle, further detail is required in the report to the satisfaction of Council and the VPA before it is adopted as a background document to the PSP. The VPA will continue to consult with relevant parties regarding this matter.

9.2 Open Space

In response to submissions, the open space network has been reconfigured with the passive open space along Mt Ridley Road removed and reconfigured to create a north south open space link. This includes a 30 metre wide linear park created on the eastern edge, south of the central drainage reserve, and a park in the north-east corner linking the area of landscape values open space to the northern drainage reserve. Other areas of open space have been altered to ensure trees to be retained are located in open space where possible and that these areas are large enough to accommodate tree protection zones. Further details of these changes can be found at **Appendix 3**.

9.3 Heritage

9.3.1 Aboriginal Heritage

A heritage reserve has been created in the south eastern corner of the PSP to accommodate an artefact scatter in response to discussion with Satterley and Council.

9.3.2 Parnell's Inn

Following discussions with Satterley and Council, the heritage interface area which applies to Parnell's Inn has been revised and extended 10m from the south of the property boundary to ensure that an appropriate interface is created to the heritage site.

10 SUMMARY OF THE ISSUES AND OUTSTANDING MATTERS

Key issues raised by submitters to Hume Amendment C205 are summarised as follows:

10.1 Hume City Council

The submission from Hume City Council relates to housing density, how development within the precinct will interface with roads and properties within the adjoining Rural Living Zone, interpretation of Council's Inter Urban Break policy, curtilage of the heritage protected Parnell's Inn, tree removal and the boundary of the conservation reserve, the drainage and irrigation solutions within the precinct, intersection specifics and the approval under the *Environmental Protection and Biodiversity Conservation Act 1999*.

Outstanding issues:

Issue	VPA Response
Remove the minimum average residential dwelling density of 16.5 dwellings per Net Developable Hectare.	PSP guidelines require at least 15 dwellings per hectare (net developable area). A dwelling density of 16.5 dwellings per Net Developable Hectare is a feasible objective for the area. Assessment of viable density with interface conditions proposed in response to Council's submission suggest a target of 16.5 dwellings per Net Developable Hectare is achievable.
North South Boulevard connector interface treatment should be the same as the Mickleham Road interface treatment.	The VPA does not consider it necessary for the North South Boulevard connector to have a specified interface treatment.
Eastern Interface with Rural Residential Zone <ul style="list-style-type: none"> Include an objective and requirement for the provision of larger lots (of between 1200-1500m²) 	Large lots of the 1200 – 1500m ² are not supported. The VPA proposes the following interface treatments: <ul style="list-style-type: none"> The reconfiguration of the drainage system and open space has minimised the area adjacent to the rural living zone that will be impacted by residential development. The requirements for this interface will be updated to include G7 as a requirement to ensure 10m rear and 3m side setbacks.
Mount Ridley Road frontage <ul style="list-style-type: none"> Include an objective and requirement for the provision of larger lots (of between 1200-1500m²) Additional conservation reserve including the entire area previously identified as passive open space LP-01 	<ul style="list-style-type: none"> Large lots of the 1200 – 1500m² are not supported. The VPA supports the following interface treatments: <ul style="list-style-type: none"> A revised interface plan has been developed Requirements have been updated to include: minimum 5 metre setback from the rear and one side of the property boundary; single dwelling on a lot; and allow for the planting of canopy trees on each lot. The VPA has proposed and extended conservation area that includes a rationalised version of LP-01 as conservation reserve.

Finalise EPBC Act approval prior to referring the PSP to a planning panel process. In the absence of receiving EPBC Act approval prior to approving the PSP, the PSP should state that separate EPBC Act approval is required and that this may result in changes to the future urban structure and land budget. A further planning scheme amendment may be required to implement any changes.	The landowner of 1960 Mickleham Road, Mickleham is seeking to obtain approval from the Federal government for removal of native vegetation, as the site is a known Golden Sun Moth habitat. Approval is also required as the south eastern remnant vegetation meets the definition of the critically endangered Grassy Eucalypt Woodlands. The landowner has applied for approval under the EPBC Act and it is expected that a decision will be made by the Federal Government within 6 months. This decision will not halt the PSP process, however, no development may occur on the land until approval under the EPBC Act is obtained.
Passive Irrigation Of Trees	Requirements and guidelines for the passive irrigation of trees and vegetation have been included in the PSP.
Update the list of community projects in the infrastructure table in the PSP to include contributions to the expansion of the Southern Community Hub in Merrifield West PSP.	The VPA does not support this inclusion as the Southern Community Hub was fully funded through the Merrifield West DCP.
Vegetation protection requirements	Sufficient protection is provided through the NVPP.
Does not support the use of the power easement for recreational and drainage uses	The VPA does not support this position.

10.2 Satterley Pty Ltd

The submission from Satterley relates to tree retention and removal, surface and stormwater treatments, the amount of land dedicated to drainage and landscape purposes, objection to Hume's Inter Urban Break Policy and the PSP's interpretation, over provision of open space and inclusion of connector road in the ICP.

Outstanding issues:

Issue	VPA Response
Rationalise open space provision within the PSP	The VPA has significantly revised the open space provision as a result of the revised drainage strategy and rationalisation of open space on the Mount Ridley Road Interface.
Revise PSP so that larger lot requirement is removed or defined.	Interface conditions have been revised and detailed.
Objection to certain trees to be retained.	Trees to be retained identified through NVPP process.
Remove the minimum average residential dwelling density of 16.5 dwellings per Net Developable Hectare.	PSP guidelines require at least 15 dwellings per hectare (net developable area). A dwelling density of 16.5 dwellings per Net Developable Hectare is a feasible objective for the area. Assessment of viable density with interface conditions proposed in response to Council's submission suggest a target of 16.5 dwellings per Net Developable Hectare is achievable.
Objection to requirement and guidelines around passive irrigation.	The VPA has revised the guidelines and requirements.
Inclusion of the Boulevard Connector as an ICP item.	This is not supported by the VPA.

10.3 Residents

Surrounding residents have raised matters concerning the interface between the precinct and the existing Rural Living Zone to the east, the delivery of services (gas, water and sewerage) to the precinct, the protection of existing vegetation in the precinct and the creation of cyclist connections to and from the precinct.

Outstanding issues:

Issue	VPA position
Eastern boundary interface	The VPA has circulated a revised draft Future Urban Structure, improving the eastern interface, which is supported by residents.
Infrastructure funding	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.

10.4 Yarra Valley Water

Yarra Valley Water's submission identified the timeframes around the provision of their services to the area. All matters have been resolved.

10.5 Transport for Victoria

Transport for Victoria's submission highlighted the need for VicRoads to be a joint agent with council for the delivery of Mt Ridley Road and a number of intersections within the precinct. All matters have been resolved.

10.6 Melbourne Water

Melbourne Water's submission indicated that the alternate drainage strategy proposed by the developer was preferable to the strategy that the PSP was originally devised on. Further, Melbourne Water requested that only areas directly utilised for drainage purposes be identified in the PSP as such. All matters have been resolved.

10.7 Melbourne Airport

Melbourne Airport's submission includes recommendations to ensure that provisions are included to ensure future residents of the precinct are aware of the airport and associated noise.

Outstanding issues:

Issue	VPA position
Future residents should be aware of the operations of Melbourne Airport	The VPA agrees to include detail in the PSP and planning scheme ordinance in relation to the operations of Melbourne Airport consistent with the Panel findings for Hume Planning Scheme Amendments C207 and C208 Sunbury South and Lancefield Road Precinct Structure Plans.